

Parking Revenue Growth Rate (1.5%)	1.015
Tax Increment Growth Rate (1%)	1.010

Parking Revenue vs Expenses

	# Spots	Rate/Month	YR 1	YR 2	YR 3	YR 4
Leased Spots	350	\$ 180	\$ 756,000			
Public Spots (Peak)	100	\$ 40	\$ 48,000			
Public Spots (Non-Peak)	400	\$ 20	\$ 96,000			
Annual Parking Revenue			\$ 900,000	\$ 913,500	\$ 927,203	\$ 941,111
Property Tax Increment			\$ 30,365	\$ 30,365	\$ 982,365	\$ 992,189
School Board Tax & County Tax (Base YR)			\$ (30,365)	\$ (30,669)	\$ (30,975)	\$ (31,285)
SEDA Payment	5%		\$ (1,518)	\$ (1,518)	\$ (49,118)	\$ (49,609)
TOTAL REVENUE			\$ 898,482	\$ 911,678	\$ 1,829,474	\$ 1,852,405
Bond Debt Service			\$0	\$0	(\$1,874,634)	(\$1,874,634)
Operation/Maintenance			(\$340,000)	(\$140,000)	(\$142,100)	(\$144,232)
Net Cashflow			\$ 558,482	\$ 771,678	\$ (187,260)	\$ (166,460)

YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13
\$ 955,227	\$ 969,556	\$ 984,099	\$ 998,860	\$ 1,013,843	\$ 1,029,051	\$ 1,044,487	\$ 1,060,154	\$ 1,076,056
\$ 1,002,111	\$ 1,012,132	\$ 1,022,253	\$ 1,032,475	\$ 1,042,800	\$ 1,053,228	\$ 1,063,760	\$ 1,074,398	\$ 1,085,142
\$ (31,598)	\$ (31,914)	\$ (32,233)	\$ (32,555)	\$ (32,881)	\$ (33,210)	\$ (33,542)	\$ (33,877)	\$ (34,216)
\$ (50,106)	\$ (50,607)	\$ (51,113)	\$ (51,624)	\$ (52,140)	\$ (52,661)	\$ (53,188)	\$ (53,720)	\$ (54,257)
\$ 1,875,635	\$ 1,899,167	\$ 1,923,006	\$ 1,947,156	\$ 1,971,623	\$ 1,996,408	\$ 2,021,517	\$ 2,046,955	\$ 2,072,725
(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)
(\$146,395)	(\$148,591)	(\$150,820)	(\$153,082)	(\$155,378)	(\$157,709)	(\$160,075)	(\$162,476)	(\$164,913)
\$ (145,394)	\$ (124,058)	\$ (102,447)	\$ (80,560)	\$ (58,390)	\$ (35,935)	\$ (13,191)	\$ 9,845	\$ 33,178

YR 14	YR 15	YR 16	YR 17	YR 18	YR 19	YR 20	YR 21	YR 22
\$ 1,092,197	\$ 1,108,580	\$ 1,125,209	\$ 1,142,087	\$ 1,159,218	\$ 1,176,607	\$ 1,194,256	\$ 1,212,170	\$ 1,230,352
\$ 1,095,993	\$ 1,106,953	\$ 1,118,023	\$ 1,129,203	\$ 1,140,495	\$ 1,151,900	\$ 1,163,419	\$ 1,175,053	\$ 1,186,804
\$ (34,558)	\$ (34,904)	\$ (35,253)	\$ (35,605)	\$ (35,961)	\$ (36,321)	\$ (36,684)	\$ (37,051)	\$ (37,421)
\$ (54,800)	\$ (55,348)	\$ (55,901)	\$ (56,460)	\$ (57,025)	\$ (57,595)	\$ (58,171)	\$ (58,753)	\$ (59,340)
\$ 2,098,833	\$ 2,125,282	\$ 2,152,078	\$ 2,179,225	\$ 2,206,727	\$ 2,234,591	\$ 2,262,820	\$ 2,387,223	\$ 2,417,156
(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)
(\$167,387)	(\$169,897)	(\$172,446)	(\$175,032)	(\$177,658)	(\$180,323)	(\$183,028)	(\$185,773)	(\$188,560)
\$ 56,812	\$ 80,751	\$ 104,998	\$ 129,558	\$ 154,435	\$ 179,634	\$ 205,158	\$ 326,816	\$ 353,962

YR 23	YR 24	YR 25	YR 26	YR 27	YR 28	YR 29	YR 30	30 YR TOTAL
\$ 1,248,807	\$ 1,267,539	\$ 1,286,553	\$ 1,305,851	\$ 1,325,439	\$ 1,345,320	\$ 1,365,500	\$ 1,385,982	\$ 33,784,813
\$ 1,198,672	\$ 1,210,658	\$ 1,222,765	\$ 1,234,993	\$ 1,247,343	\$ 1,259,816	\$ 1,272,414	\$ 1,285,138	\$ 31,623,225
\$ (37,796)	\$ (38,174)	\$ (38,555)	\$ (38,941)	\$ (39,330)	\$ (39,724)	\$ (40,121)	\$ (40,522)	\$ (1,056,239)
\$ (59,934)	\$ (60,533)	\$ (61,138)	\$ (61,750)	\$ (62,367)	\$ (62,991)	\$ (63,621)	\$ (64,257)	\$ (1,581,161)
\$ 2,447,479	\$ 2,478,198	\$ 2,509,318	\$ 2,540,843	\$ 2,572,781	\$ 2,605,136	\$ 2,637,914	\$ 2,671,121	\$ 63,772,955
(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$1,874,634)	(\$52,489,752)
(\$191,388)	(\$194,259)	(\$197,173)	(\$200,130)	(\$203,132)	(\$206,179)	(\$209,272)	(\$212,411)	(\$5,379,818)
\$ 381,457	\$ 409,305	\$ 437,511	\$ 466,079	\$ 495,015	\$ 524,323	\$ 554,008	\$ 584,076	\$ 5,903,385