	Year 1 (2020)**	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Year 5 (2024)	Year 6 (2025)	Year 7 (2026)	Year 8 (2027)	Year 9 (2028)	Year 10 (2029)
Base Assessed Value	$507,390	$507,390	$507,390	$507,390	$507,390	$507,390	$507,390	$507,390	$507,390	$507,390
New Assessed Value*	$800,000	$3,000,000	$9,270,000	$14,492,100	$14,926,863	$15,374,669	$15,835,909	$16,310,986	$16,800,316	$17,304,325
Increment Assessed Value	$292,610	$2,492,610	$8,762,610	$13,984,710	$14,419,473	$14,867,279	$15,328,519	$15,803,596	$16,292,926	$16,796,935
City Millage	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000
City TIF Contribution	$1,390	$11,840	$41,622	$66,427	$68,492	$70,620	$72,810	$75,067	$77,391	$79,785
County Millage	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928
County TIF Contribution	$1,860	$15,848	$55,714	$88,917	$91,681	$94,529	$97,461	$100,482	$103,593	$106,798
Total TIF Contribution	$3,250	$27,688.31	$97,336.47	$155,344.40	$160,173.81	$165,148.11	$170,271.64	$175,548.88	$180,984.43	$186,583.04
Revenue Allocation										
Tax Parcel	$0	$0	$0	$77,672	$80,087	$82,574	$85,136	$87,774	$0	$0
CRA	$3,250	$27,688	$97,336	$77,672	$80,087	$82,574	$85,136	$87,774	$180,984	$186,583
Total TIF Revenue to Avonlea (for 5 and 10 years)					$157,759					$413,243
Total TIF Revenue to CRA (for 5 and 10 years)					$286,034					$909,086

*Base year value is assessed value of tax parcel for the year before the first C.O. issued

**Five consecutive years starting the second year after a C.O. issued for any property within the tax parcel

Assumptions:

Base year 2020	No REDA Payment
First CO 2021	No REDA Payment
15 COs in 2021	No REDA Payment
30 COs in 2022	No REDA Payment
24 COs in 2023	REDA Payment
0 COs in 2024-2027	REDA Payment
0 COs in 2028-2029	No REDA Payment
3% Annual Increases in AV	

Parcel 16 Offsite improvements		-$542,000
Offsite Parking on Baker Rd	$25,000	
Lift Station	$200,000	
Offsite Sewer/Water	$100,000	
Green River Pkwy Drainage Relocation	$75,000	
Baker & Green River Pkwy Sidewalks	$42,000	
Green River Pkwy Crosswalk	$25,000	
Baker & Green River Pkwy Landscaping	$75,000	
	Total Net to Developer	-$128,757