	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	$2,544,660	$2,544,660	$2,544,660	$2,544,660	$2,544,660	$2,544,660	$2,544,660	$2,544,660	$2,544,660	$2,544,660
New Assessed Value*	$4,122,400	$4,246,072	$4,373,454	$49,000,000	$50,470,000	$51,984,100	$53,543,623	$55,149,932	$56,804,430	$58,508,563
Increment Assessed Value	$1,577,740	$1,701,412	$1,828,794	$46,455,340	$47,925,340	$49,439,440	$50,998,963	$52,605,272	$54,259,770	$55,963,903
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	$7,494	$8,082	$8,687	$220,663	$227,645	$234,837	$242,245	$249,875	$257,734	$265,829
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	$10,032	$10,818	$11,628	$295,370	$304,717	$314,344	$324,260	$334,473	$344,992	$355,827
Total TIF Contribution	$17,526	$18,899.56	$20,314.54	$516,033.35	$532,362.34	$549,181.21	$566,504.64	$584,347.77	$602,726.20	$621,655.98
Revenue Allocation										
Tax Parcel	$0	$0	$0	$258,017	$266,181	$274,591	$283,252	$292,174	$0	$0
CRA	$17,526	$18,900	$20,315	$258,017	$266,181	$274,591	$283,252	$292,174	$602,726	$621,656
Total TIF Revenue to Avonlea (for 5 and 10 years)					$524,198					$1,374,215
Total TIF Revenue to CRA (for 5 and 10 years)					$580,938					$2,655,337

*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

Offsite Developer Costs	$1,570,052
Net to Developers	-$195,837

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	