

**Town Center at Interquest BID**  
**Pro Forma Preliminary Financing Numbers - Series 2020 Bonds**  
**2020 Developer Projections & 1.50% PIF Rate**  
**2% Biennial Reappraisal & 1% Sales Growth**

**Financing Summary**

**Sources and Uses**

<b>Sources</b>	<b>2020</b>	<b>NA</b>	<b>Total</b>
Principal Amount of Bonds	2,860,000	-	2,860,000
Premium/(Discount)			
Other			-
<b>Total Sources</b>	<b>2,860,000</b>	<b>-</b>	<b>2,860,000</b>
<b>Uses</b>	<b>2020</b>	<b>NA</b>	<b>Total</b>
Infrastructure Costs	2,373,546	-	2,373,546
Cost Engineer Certification	30,000	-	30,000
District Organizational Costs	3,675	-	3,675
Development Fee	124,396	-	124,396
Contingency	80,700	-	80,700
<b>Total</b>	<b>2,612,317</b>	<b>-</b>	<b>2,612,317</b>
Debt Service Reserve Fund	-	-	-
Capitalized Interest	183,790	-	183,790
Issuance Costs (Spencer Fane, RBC, Trustee, Etc.)	63,894	-	63,894
<b>Total Uses</b>	<b>2,860,000</b>	<b>-</b>	<b>2,860,000</b>

**Debt Service Summary**

Stated Term	29.4 Yrs
Closing Date	07/09/2020
Maturity Date	12/01/2049
Interest Rate	7.00%
Principal	2,860,000
Interest	4,220,518
Total Principal & Interest	7,080,518
Less: Capitalized Interest (Principal & Earnings @ 0%)	(183,790)
Less: Debt Service Reserve Fund (Principal & Earnings @ 0%)	-
Net Debt Service	6,896,728
Maximum Annual Net Debt Service	262,150

**Other Information**

District D/S Mill Levy	7.000
District O&M Mill Levy	2.000
<b>Total District Mill Levy</b>	<b>9.000</b>
Commercial Assessment %	29.00%
PIF Rate	1.50%
<b>Minimum Coverage Requirement</b>	<b>1.03</b>
<b>Actual Coverage at Stabilization (2025)</b>	<b>1.43</b>
Property Tax Revenue %	39%
PIF Revenue %	61%

**Town Center at Interquest BID**  
**Pro Forma Preliminary Financing Numbers - Series 2020 Bonds**  
**2020 Developer Projections & 1.50% PIF Rate**  
 2% Biennial Reappraisal & 1% Sales Growth

**Development Summary - Property Tax**

Area	Status	Type	Description	Include	Property Type	Start Date	Open Date	Mos.	Full AV Tax Year	Full AV Collect Year	Land Acres	Land Sq Ft	Market Value per Sq Ft	Land Market Value	Building Sq Ft	Market Value per Sq Ft	Market Value	7.20% R 29.00% C Assessed Value	2018/2020 Collect AV % Complete	2019/2021 Collect AV % Complete	2020/2022 Collect AV % Complete	2021/2023 Collect AV % Complete	2022/2024 Collect AV % Complete	2023/2025 Collect AV % Complete				
<b>All Phases of Development</b>																												
Lot 1A	U/C	Ret	Retail - Car Wash	Yes	Commercial	Jul-20	Jan-21	6	Dec-21	2023	0.948	41,295	22.01	909,062	2,428	847	2,056,746	596,456		0%	75%	90%	100%	100%				
Lot 1B	U/C	Rest	Restaurant - Drive Thru	Yes	Commercial	Jun-20	Nov-20	5	Dec-20	2022	1.349	58,762	31.50	1,851,017	5,907	381	2,253,041	653,382		0%	90%	100%	100%	100%				
Lot 2	Closed	Ret	Retail - Gas Station	Yes	Commercial	Oct-19	Apr-20	6	Dec-20	2022	1.740	75,794	18.24	1,382,437	4,603	517	2,380,740	690,414		0%	90%	100%	100%	100%				
Lot 3	Listed	Ret	Retail	Yes	Commercial	Sep-20	Sep-21	12	Dec-21	2023	1.961	85,421	28.00	2,391,792	5,187	191	991,931	287,660		0%	25%	90%	100%	100%				
Lot 4	Listed	Ret	Retail	Yes	Commercial	Sep-20	Sep-21	12	Dec-21	2023	0.877	38,202	22.00	840,447	2,320	191	443,612	128,648		0%	25%	90%	100%	100%				
Lot 5	Closed	Other	Hotel (173 Rooms)	Yes	Commercial	Mar-21	Jun-22	15	Dec-22	2024	3.240	141,134	12.49	1,763,075	195,912	123	24,081,537	6,983,646		0%	75%	90%	100%	100%				
Lots 6&7	U/C	Other	Office - Medical	Yes	Commercial	Jan-21	Feb-22	13	Dec-22	2024	5.189	226,033	21.40	4,838,140	60,000	200	12,000,000	3,480,000		0%	75%	90%	100%	100%				
			<b>Land Value</b>	<b>Yes</b>	<b>Land</b>												<b>13,975,970</b>	<b>4,053,031</b>	<b>50%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>				
<b>Retail Total</b>											<b>5.526</b>	<b>240,713</b>		<b>5,523,738</b>	<b>14,538</b>	<b>404</b>	<b>5,873,028</b>	<b>1,703,178</b>			<b>1,196,248</b>	<b>1,633,940</b>	<b>1,771,987</b>	<b>1,771,987</b>				
<b>Restaurant Total</b>											<b>1.349</b>	<b>58,762</b>		<b>1,851,017</b>	<b>5,907</b>	<b>381</b>	<b>2,253,041</b>	<b>653,382</b>			<b>599,805</b>	<b>666,450</b>	<b>679,779</b>	<b>679,779</b>				
<b>Other Total</b>											<b>8.429</b>	<b>58,762</b>		<b>6,601,215</b>	<b>255,912</b>	<b>141</b>	<b>36,081,537</b>	<b>10,463,646</b>			<b>8,004,689</b>	<b>9,605,627</b>	<b>10,886,377</b>	<b>10,886,377</b>				
<b>Development Total</b>											<b>15.304</b>	<b>358,237</b>		<b>13,975,970</b>	<b>276,358</b>	<b>160</b>	<b>44,207,606</b>	<b>12,820,206</b>			<b>9,800,741</b>	<b>11,906,016</b>	<b>13,338,142</b>	<b>13,338,142</b>				
<b>Land Total</b>																					<b>13,975,970</b>	<b>4,053,031</b>	<b>2,026,516</b>	<b>4,053,031</b>	<b>4,134,092</b>	<b>4,134,092</b>	<b>4,216,774</b>	<b>4,216,774</b>
<b>Grand Total</b>																	<b>58,183,576</b>	<b>16,873,237</b>	<b>2,026,516</b>	<b>4,053,031</b>	<b>13,934,833</b>	<b>16,040,108</b>	<b>17,554,916</b>	<b>17,554,916</b>				
<b>D/S Mill Levy Revenue @ 7.000 Mills</b>																			<b>14,186</b>	<b>28,371</b>	<b>97,544</b>	<b>112,281</b>	<b>122,884</b>	<b>122,884</b>				
<b>O&amp;M Mill Levy Revenue @ 2.000 Mills</b>																			<b>4,053</b>	<b>8,106</b>	<b>27,870</b>	<b>32,080</b>	<b>35,110</b>	<b>35,110</b>				
<b>Commercial Reappraisal Change</b>																						<b>2.00%</b>	<b>2.00%</b>					
<b>Cumulative Commercial Reappraisal Change</b>																			<b>100.00%</b>	<b>100.00%</b>	<b>102.00%</b>	<b>102.00%</b>	<b>104.04%</b>	<b>104.04%</b>				
<b>Land Reappraisal Change</b>																						<b>2.00%</b>	<b>2.00%</b>					
<b>Cumulative Land Reappraisal Change</b>																			<b>100.00%</b>	<b>100.00%</b>	<b>102.00%</b>	<b>102.00%</b>	<b>104.04%</b>	<b>104.04%</b>				

**Town Center at Interquest BID**  
**Pro Forma Preliminary Financing Numbers - Series 2020 Bonds**  
**2020 Developer Projections & 1.50% PIF Rate**  
 2% Biennial Reappraisal & 1% Sales Growth

**Development Summary - PIF Sales**

Area	Status	Type	Description	Include	Property Type	Start Date	Open Date	Net Sq Ft	Sales per Sq Ft	Taxable %	Taxable Sales	PIF Rate %	PIF Revenue	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026		
<b>All Phases of Development</b>																						
Lot 1A	U/C	Ret	Retail - Car Wash	Yes	Commercial	Jul-20	Jan-21	2,428	15	100%	36,420	1.50%	546	0%	90%	100%	100%	100%	100%	100%		
Lot 1B	U/C	Rest	Restaurant - Drive Thru	Yes	Commercial	Jun-20	Nov-20	5,907	800	100%	4,725,958	1.50%	70,889	15%	90%	100%	100%	100%	100%	100%		
Lot 2	Closed	Ret	Retail - Gas Station	Yes	Commercial	Oct-19	Apr-20	4,603	275	100%	1,265,763	1.50%	18,986	40%	90%	100%	100%	100%	100%	100%		
Lot 3	Listed	Ret	Retail	Yes	Commercial	Sep-20	Sep-21	5,187	250	100%	1,296,845	1.50%	19,453	0%	25%	90%	100%	100%	100%	100%		
Lot 4	Listed	Ret	Retail	Yes	Commercial	Sep-20	Sep-21	2,320	250	100%	579,976	1.50%	8,700	0%	25%	90%	100%	100%	100%	100%		
Lot 5	Closed	Other	Hotel (173 Rooms)	Yes	Commercial	Mar-21	Jun-22	195,912	25	100%	4,897,807	1.50%	73,467	0%	0%	50%	90%	100%	100%	100%		
<b>PIF Sales - Retail</b>								<b>14,538</b>	<b>219</b>		<b>3,179,004</b>		<b>47,685</b>	<b>506,305</b>	<b>1,641,170</b>	<b>3,021,235</b>	<b>3,242,902</b>	<b>3,275,331</b>	<b>3,308,085</b>	<b>3,341,165</b>		
<b>PIF Sales - Restaurant</b>								<b>5,907</b>	<b>800</b>		<b>4,725,958</b>		<b>70,889</b>	<b>708,894</b>	<b>4,253,362</b>	<b>4,773,217</b>	<b>4,820,949</b>	<b>4,869,159</b>	<b>4,917,850</b>	<b>4,967,029</b>		
<b>PIF Sales - Other</b>								<b>195,912</b>	<b>24</b>		<b>4,725,958</b>		<b>73,467</b>	<b>-</b>	<b>-</b>	<b>2,473,392</b>	<b>4,496,627</b>	<b>5,046,215</b>	<b>5,096,677</b>	<b>5,147,644</b>		
<b>PIF Sales - Total</b>								<b>216,358</b>	<b>58</b>		<b>12,630,919</b>		<b>192,042</b>	<b>1,215,199</b>	<b>5,894,532</b>	<b>10,267,845</b>	<b>12,560,479</b>	<b>13,190,705</b>	<b>13,322,612</b>	<b>13,455,839</b>		
<b>PIF Revenue</b>														<b>18,228</b>	<b>88,418</b>	<b>154,018</b>	<b>188,407</b>	<b>197,861</b>	<b>199,839</b>	<b>201,838</b>		
<b>Sales Growth Rate</b>																<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>		
<b>Cumulative Sales Growth Rate</b>																<b>100.00%</b>	<b>100.00%</b>	<b>101.00%</b>	<b>102.01%</b>	<b>103.03%</b>	<b>104.06%</b>	<b>105.10%</b>

Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Cash Flow Summary

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Property Tax Revenue Information</b>												
Beginning Assessed Value	-	2,026,516	4,053,031	14,015,894	16,121,169	17,958,400	17,958,400	18,317,568	18,317,568	18,683,919	18,683,919	19,057,598
Additions	2,026,516	2,026,516	9,881,802	2,105,275	1,514,808	-	-	-	366,351	-	373,678	-
Reappraisal Adjustments	-	-	81,061	-	322,423	-	359,168	-	-	-	-	-
<b>Ending Assessed Value</b>	<b>2,026,516</b>	<b>4,053,031</b>	<b>14,015,894</b>	<b>16,121,169</b>	<b>17,958,400</b>	<b>17,958,400</b>	<b>18,317,568</b>	<b>18,317,568</b>	<b>18,683,919</b>	<b>18,683,919</b>	<b>19,057,598</b>	<b>19,057,598</b>
<b>D/S Mill Levy</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>
<b>% Reappraisal Growth</b>			<b>2.00%</b>		<b>2.00%</b>		<b>2.00%</b>		<b>2.00%</b>		<b>2.00%</b>	
D/S Property Tax Revenue	14,186	28,371	98,111	112,848	125,709	125,709	128,223	128,223	130,787	130,787	133,403	133,403
Treasurer's Fee - 2.00%	(284)	(567)	(1,962)	(2,257)	(2,514)	(2,514)	(2,564)	(2,564)	(2,616)	(2,616)	(2,668)	(2,668)
<b>Property Tax Revenue</b>	<b>13,902</b>	<b>27,804</b>	<b>96,149</b>	<b>110,591</b>	<b>123,195</b>	<b>123,195</b>	<b>125,659</b>	<b>125,659</b>	<b>128,172</b>	<b>128,172</b>	<b>130,735</b>	<b>130,735</b>

<b>PIF Sales Revenue Information</b>												
PIF Taxable Sales - Retail	506,305	1,641,170	3,021,235	3,242,902	3,275,331	3,308,085	3,341,165	3,374,577	3,408,323	3,442,406	3,476,830	3,511,599
PIF Taxable Sales - Restaurant	708,894	4,253,362	4,773,217	4,820,949	4,869,159	4,917,850	4,967,029	5,016,699	5,066,866	5,117,535	5,168,710	5,220,397
PIF Taxable Sales - Other	-	-	2,473,392	4,496,627	5,046,215	5,096,677	5,147,644	5,224,859	5,303,232	5,382,780	5,463,522	5,545,475
<b>PIF Taxable Sales - Total</b>	<b>1,215,199</b>	<b>5,894,532</b>	<b>10,267,845</b>	<b>12,560,479</b>	<b>13,190,705</b>	<b>13,322,612</b>	<b>13,455,839</b>	<b>13,616,135</b>	<b>13,778,421</b>	<b>13,942,721</b>	<b>14,109,062</b>	<b>14,277,471</b>
<b>% Growth/Inflation</b>			<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>	<b>1.00%</b>
PIF Sales Rate	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>
PIF Revenue - Retail	7,595	24,618	45,319	48,644	49,130	49,621	50,117	50,619	51,125	51,636	52,152	52,674
PIF Revenue - Restaurant	10,633	63,800	71,598	72,314	73,037	73,768	74,505	75,250	76,003	76,763	77,531	78,306
PIF Revenue - Other	-	-	37,101	67,449	75,693	76,450	77,215	78,373	79,548	80,742	81,953	83,182
<b>PIF Revenue - Total</b>	<b>18,228</b>	<b>88,418</b>	<b>154,018</b>	<b>188,407</b>	<b>197,861</b>	<b>199,839</b>	<b>201,838</b>	<b>204,242</b>	<b>206,676</b>	<b>209,141</b>	<b>211,636</b>	<b>214,162</b>
Collection Fee - 2.00%	(365)	(1,768)	(3,080)	(3,768)	(3,957)	(3,997)	(4,037)	(4,085)	(4,134)	(4,183)	(4,233)	(4,283)
<b>PIF Revenue</b>	<b>17,863</b>	<b>86,650</b>	<b>150,937</b>	<b>184,639</b>	<b>193,903</b>	<b>195,842</b>	<b>197,801</b>	<b>200,157</b>	<b>202,543</b>	<b>204,958</b>	<b>207,403</b>	<b>209,879</b>
<b>Total Revenue for Debt Service</b>	<b>31,765</b>	<b>114,453</b>	<b>247,086</b>	<b>295,230</b>	<b>317,098</b>	<b>319,037</b>	<b>323,459</b>	<b>325,816</b>	<b>330,714</b>	<b>333,130</b>	<b>338,138</b>	<b>340,614</b>

<b>Senior Debt Service Information</b>												
Debt Service	78,968	200,200	200,200	210,200	224,500	227,750	230,650	228,200	235,750	237,600	239,100	240,250
Capitalized Interest	(78,968)	(104,822)	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Net Debt Service</b>	<b>-</b>	<b>95,378</b>	<b>200,200</b>	<b>210,200</b>	<b>224,500</b>	<b>227,750</b>	<b>230,650</b>	<b>228,200</b>	<b>235,750</b>	<b>237,600</b>	<b>239,100</b>	<b>240,250</b>
<b>Coverage Ratio</b>	<b>-</b>	<b>1.20</b>	<b>1.23</b>	<b>1.40</b>	<b>1.41</b>	<b>1.40</b>	<b>1.40</b>	<b>1.43</b>	<b>1.40</b>	<b>1.40</b>	<b>1.41</b>	<b>1.42</b>
<b>Revenue After Senior D/S</b>	<b>31,765</b>	<b>19,076</b>	<b>46,886</b>	<b>85,030</b>	<b>92,598</b>	<b>91,287</b>	<b>92,809</b>	<b>97,616</b>	<b>94,964</b>	<b>95,530</b>	<b>99,038</b>	<b>100,364</b>
Surplus Fund Deposits = \$0	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue After Surplus Fund Deposit</b>	<b>31,765</b>	<b>19,076</b>	<b>46,886</b>	<b>85,030</b>	<b>92,598</b>	<b>91,287</b>	<b>92,809</b>	<b>97,616</b>	<b>94,964</b>	<b>95,530</b>	<b>99,038</b>	<b>100,364</b>

<b>Surplus Fund</b>												
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-	-
<b>Ending Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>District O&amp;M</b>												
<b>O&amp;M Mill Levy</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>
<b>Beginning Balance</b>	<b>-</b>	<b>(5,947)</b>	<b>(17,841)</b>	<b>(14,809)</b>	<b>(7,567)</b>	<b>(6,650)</b>	<b>(5,733)</b>	<b>(5,098)</b>	<b>(4,463)</b>	<b>(4,095)</b>	<b>(3,727)</b>	<b>(3,612)</b>
O&M Property Tax Revenue	4,053	8,106	28,032	32,242	35,917	35,917	36,635	36,635	37,368	37,368	38,115	38,115
O&M Expenditures	(10,000)	(20,000)	(25,000)	(25,000)	(35,000)	(35,000)	(36,000)	(36,000)	(37,000)	(37,000)	(38,000)	(38,000)
<b>Ending Balance</b>	<b>(5,947)</b>	<b>(17,841)</b>	<b>(14,809)</b>	<b>(7,567)</b>	<b>(6,650)</b>	<b>(5,733)</b>	<b>(5,098)</b>	<b>(4,463)</b>	<b>(4,095)</b>	<b>(3,727)</b>	<b>(3,612)</b>	<b>(3,497)</b>

Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Cash Flow Summary												
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Property Tax Revenue Information</b>												
Beginning Assessed Value	19,057,598	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750
Additions												
Reappraisal Adjustments	381,152	-	-	-	-	-	-	-	-	-	-	-
<b>Ending Assessed Value</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>	<b>19,438,750</b>
<b>D/S Mill Levy</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>	<b>7.000</b>
<b>% Reappraisal Growth</b>	<b>2.00%</b>		<b>0.00%</b>		<b>0.00%</b>		<b>0.00%</b>		<b>0.00%</b>		<b>0.00%</b>	
D/S Property Tax Revenue	136,071	136,071	136,071	136,071	136,071	136,071	136,071	136,071	136,071	136,071	136,071	136,071
Treasurer's Fee - 2.00%	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)
<b>Property Tax Revenue</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>
<b>PIF Sales Revenue Information</b>												
PIF Taxable Sales - Retail	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715
PIF Taxable Sales - Restaurant	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601
PIF Taxable Sales - Other	5,628,657	5,713,087	5,798,783	5,885,765	5,974,051	6,063,662	6,154,617	6,246,936	6,340,640	6,435,750	6,532,286	6,630,270
<b>PIF Taxable Sales - Total</b>	<b>14,447,973</b>	<b>14,532,402</b>	<b>14,618,099</b>	<b>14,705,081</b>	<b>14,793,367</b>	<b>14,882,978</b>	<b>14,973,933</b>	<b>15,066,252</b>	<b>15,159,956</b>	<b>15,255,066</b>	<b>15,351,602</b>	<b>15,449,586</b>
<b>% Growth/Inflation</b>	<b>1.00%</b>											
PIF Sales Rate	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>	<b>1.50%</b>
PIF Revenue - Retail	53,201	53,201	53,201	53,201	53,201	53,201	53,201	53,201	53,201	53,201	53,201	53,201
PIF Revenue - Restaurant	79,089	79,089	79,089	79,089	79,089	79,089	79,089	79,089	79,089	79,089	79,089	79,089
PIF Revenue - Other	84,430	85,696	86,982	88,286	89,611	90,955	92,319	93,704	95,110	96,536	97,984	99,454
<b>PIF Revenue - Total</b>	<b>216,720</b>	<b>217,986</b>	<b>219,271</b>	<b>220,576</b>	<b>221,901</b>	<b>223,245</b>	<b>224,609</b>	<b>225,994</b>	<b>227,399</b>	<b>228,826</b>	<b>230,274</b>	<b>231,744</b>
Collection Fee - 2.00%	(4,334)	(4,360)	(4,385)	(4,412)	(4,438)	(4,465)	(4,492)	(4,520)	(4,548)	(4,577)	(4,605)	(4,635)
<b>PIF Revenue</b>	<b>212,385</b>	<b>213,626</b>	<b>214,886</b>	<b>216,165</b>	<b>217,462</b>	<b>218,780</b>	<b>220,117</b>	<b>221,474</b>	<b>222,851</b>	<b>224,249</b>	<b>225,669</b>	<b>227,109</b>
<b>Total Revenue for Debt Service</b>	<b>345,735</b>	<b>346,976</b>	<b>348,236</b>	<b>349,515</b>	<b>350,812</b>	<b>352,130</b>	<b>353,467</b>	<b>354,824</b>	<b>356,201</b>	<b>357,599</b>	<b>359,018</b>	<b>360,459</b>
<b>Senior Debt Service Information</b>												
Debt Service	246,050	246,150	245,900	245,300	249,350	247,700	250,700	248,000	249,950	251,200	251,750	251,600
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Net Debt Service</b>	<b>246,050</b>	<b>246,150</b>	<b>245,900</b>	<b>245,300</b>	<b>249,350</b>	<b>247,700</b>	<b>250,700</b>	<b>248,000</b>	<b>249,950</b>	<b>251,200</b>	<b>251,750</b>	<b>251,600</b>
<b>Coverage Ratio</b>	<b>1.41</b>	<b>1.41</b>	<b>1.42</b>	<b>1.42</b>	<b>1.41</b>	<b>1.42</b>	<b>1.41</b>	<b>1.43</b>	<b>1.43</b>	<b>1.42</b>	<b>1.43</b>	<b>1.43</b>
<b>Revenue After Senior D/S</b>	<b>99,685</b>	<b>100,826</b>	<b>102,336</b>	<b>104,215</b>	<b>101,462</b>	<b>104,430</b>	<b>102,767</b>	<b>106,824</b>	<b>106,251</b>	<b>106,399</b>	<b>107,268</b>	<b>108,859</b>
Surplus Fund Deposits = \$0	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue After Surplus Fund Deposit</b>	<b>99,685</b>	<b>100,826</b>	<b>102,336</b>	<b>104,215</b>	<b>101,462</b>	<b>104,430</b>	<b>102,767</b>	<b>106,824</b>	<b>106,251</b>	<b>106,399</b>	<b>107,268</b>	<b>108,859</b>
<b>Surplus Fund</b>												
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-	-
<b>Ending Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>District O&amp;M</b>												
<b>O&amp;M Mill Levy</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>
<b>Beginning Balance</b>	<b>(3,497)</b>	<b>(2,619)</b>	<b>(1,742)</b>	<b>(864)</b>	<b>13</b>	<b>891</b>	<b>1,768</b>	<b>2,646</b>	<b>3,523</b>	<b>4,401</b>	<b>5,278</b>	<b>6,156</b>
O&M Property Tax Revenue	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877
O&M Expenditures	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)
<b>Ending Balance</b>	<b>(2,619)</b>	<b>(1,742)</b>	<b>(864)</b>	<b>13</b>	<b>891</b>	<b>1,768</b>	<b>2,646</b>	<b>3,523</b>	<b>4,401</b>	<b>5,278</b>	<b>6,156</b>	<b>7,033</b>

Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Cash Flow Summary												
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	Totals
<b>Property Tax Revenue Information</b>												
Beginning Assessed Value	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	
Additions												17,554,916
Reappraisal Adjustments												1,883,834
Ending Assessed Value	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750	19,438,750
D/S Mill Levy	7.000	7.000	7.000	7.000	7.000	7.000	-	-	-	-	-	
% Reappraisal Growth	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%	
D/S Property Tax Revenue	136,071	136,071	136,071	136,071	136,071	136,071	-	-	-	-	-	3,739,043
Treasurer's Fee - 2.00%	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	(2,721)	-	-	-	-	-	(74,781)
<b>Property Tax Revenue</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	<b>133,350</b>	-	-	-	-	-	<b>3,664,263</b>
<b>PIF Sales Revenue Information</b>												
PIF Taxable Sales - Retail	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	3,546,715	117,124,363
PIF Taxable Sales - Restaurant	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	5,272,601	176,170,497
PIF Taxable Sales - Other	6,729,724	6,830,670	6,933,130	7,037,127	7,142,684	7,249,824	7,249,824	7,249,824	7,249,824	7,249,824	7,249,824	
<b>PIF Taxable Sales - Total</b>	<b>15,549,040</b>	<b>15,649,986</b>	<b>15,752,446</b>	<b>15,856,443</b>	<b>15,962,000</b>	<b>16,069,140</b>	<b>16,069,140</b>	<b>16,069,140</b>	<b>16,069,140</b>	<b>16,069,140</b>	<b>16,069,140</b>	
% Growth/Inflation												
PIF Sales Rate	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	0.00%	0.00%	0.00%	0.00%	0.00%	
PIF Revenue - Retail	53,201	53,201	53,201	53,201	53,201	53,201	-	-	-	-	-	1,490,862
PIF Revenue - Restaurant	79,089	79,089	79,089	79,089	79,089	79,089	-	-	-	-	-	2,247,112
PIF Revenue - Other	100,946	102,460	103,997	105,557	107,140	108,747	-	-	-	-	-	2,467,621
<b>PIF Revenue - Total</b>	<b>233,236</b>	<b>234,750</b>	<b>236,287</b>	<b>237,847</b>	<b>239,430</b>	<b>241,037</b>	-	-	-	-	-	<b>6,205,596</b>
Collection Fee - 2.00%	(4,665)	(4,695)	(4,726)	(4,757)	(4,789)	(4,821)	-	-	-	-	-	(124,112)
<b>PIF Revenue</b>	<b>228,571</b>	<b>230,055</b>	<b>231,561</b>	<b>233,090</b>	<b>234,641</b>	<b>236,216</b>	-	-	-	-	-	<b>6,081,484</b>
<b>Total Revenue for Debt Service</b>	<b>361,921</b>	<b>363,405</b>	<b>364,911</b>	<b>366,440</b>	<b>367,991</b>	<b>369,566</b>	-	-	-	-	-	<b>9,745,746</b>
<b>Senior Debt Service Information</b>												
Debt Service	255,750	253,850	256,250	257,600	257,900	262,150	-	-	-	-	-	7,080,518
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-	(183,790)
DSR Fund	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Net Debt Service</b>	<b>255,750</b>	<b>253,850</b>	<b>256,250</b>	<b>257,600</b>	<b>257,900</b>	<b>262,150</b>	-	-	-	-	-	<b>6,896,728</b>
<b>Coverage Ratio</b>	<b>1.42</b>	<b>1.43</b>	<b>1.42</b>	<b>1.42</b>	<b>1.43</b>	<b>1.41</b>	-	-	-	-	-	
<b>Revenue After Senior D/S</b>	<b>106,171</b>	<b>109,555</b>	<b>108,661</b>	<b>108,840</b>	<b>110,091</b>	<b>107,416</b>	-	-	-	-	-	<b>2,849,019</b>
Surplus Fund Deposits = \$0	-	-	-	-	-	-	-	-	-	-	-	-
<b>Revenue After Surplus Fund Deposit</b>	<b>106,171</b>	<b>109,555</b>	<b>108,661</b>	<b>108,840</b>	<b>110,091</b>	<b>107,416</b>	-	-	-	-	-	<b>2,849,019</b>
<b>Surplus Fund</b>												
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-	-
<b>Ending Balance</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>District O&amp;M</b>												
<b>O&amp;M Mill Levy</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	<b>2.000</b>	
<b>Beginning Balance</b>	<b>7,033</b>	<b>7,911</b>	<b>8,788</b>	<b>9,666</b>	<b>10,543</b>	<b>11,421</b>	<b>12,298</b>	<b>13,176</b>	<b>14,053</b>	<b>14,931</b>	<b>15,808</b>	-
O&M Property Tax Revenue	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	1,262,686
O&M Expenditures	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(38,000)	(1,246,000)
<b>Ending Balance</b>	<b>7,911</b>	<b>8,788</b>	<b>9,666</b>	<b>10,543</b>	<b>11,421</b>	<b>12,298</b>	<b>13,176</b>	<b>14,053</b>	<b>14,931</b>	<b>15,808</b>	<b>16,686</b>	<b>16,686</b>

Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Debt Service Summary

Senior - Series 2020

Date	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Principal		-	-	-	10,000	25,000	30,000	35,000	35,000	45,000	50,000	55,000
Coupon		7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Interest		78,968	200,200	200,200	200,200	199,500	197,750	195,650	193,200	190,750	187,600	184,100
Total P+I	-	78,968	200,200	200,200	210,200	224,500	227,750	230,650	228,200	235,750	237,600	239,100
CAP I		(78,968)	(104,822)	-	-	-	-	-	-	-	-	-
DSR		-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	95,378	200,200	210,200	224,500	227,750	230,650	228,200	235,750	237,600	239,100

Senior - NA

Date	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Principal				-	-	-	-	-	-	-	-	-
Coupon												
Interest				-	-	-	-	-	-	-	-	-
Total P+I	-	-	-	-	-	-	-	-	-	-	-	-
CAP I				-	-	-	-	-	-	-	-	-
DSR				-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	-	-	-	-	-	-	-	-

Senior - Total

Date	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Principal	-	-	-	-	10,000	25,000	30,000	35,000	35,000	45,000	50,000	55,000
Interest	-	78,968	200,200	200,200	200,200	199,500	197,750	195,650	193,200	190,750	187,600	184,100
Total P+I	-	78,968	200,200	200,200	210,200	224,500	227,750	230,650	228,200	235,750	237,600	239,100
CAP I	-	(78,968)	(104,822)	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	95,378	200,200	210,200	224,500	227,750	230,650	228,200	235,750	237,600	239,100

Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Debt Service Summary												
Senior - Series 2020												
Date	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Principal	60,000	70,000	75,000	80,000	85,000	95,000	100,000	110,000	115,000	125,000	135,000	145,000
Coupon	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Interest	180,250	176,050	171,150	165,900	160,300	154,350	147,700	140,700	133,000	124,950	116,200	106,750
Total P+i	240,250	246,050	246,150	245,900	245,300	249,350	247,700	250,700	248,000	249,950	251,200	251,750
CAP1	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	240,250	246,050	246,150	245,900	245,300	249,350	247,700	250,700	248,000	249,950	251,200	251,750

Senior - NA												
Date	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Coupon	-	-	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total P+i	-	-	-	-	-	-	-	-	-	-	-	-
CAP1	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	-	-	-	-	-	-	-	-

Senior - Total												
Date	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Principal	60,000	70,000	75,000	80,000	85,000	95,000	100,000	110,000	115,000	125,000	135,000	145,000
Interest	180,250	176,050	171,150	165,900	160,300	154,350	147,700	140,700	133,000	124,950	116,200	106,750
Total P+i	240,250	246,050	246,150	245,900	245,300	249,350	247,700	250,700	248,000	249,950	251,200	251,750
CAP1	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	240,250	246,050	246,150	245,900	245,300	249,350	247,700	250,700	248,000	249,950	251,200	251,750



Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Debt Service Summary												
Senior - Series 2020												
Date	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Principal	155,000	170,000	180,000	195,000	210,000	225,000	245,000	-	-	-	-	-
Coupon	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%					
Interest	96,600	85,750	73,850	61,250	47,600	32,900	17,150	-	-	-	-	-
Total P+i	251,600	255,750	253,850	256,250	257,600	257,900	262,150	-	-	-	-	-
CAP I	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	251,600	255,750	253,850	256,250	257,600	257,900	262,150	-	-	-	-	-

Senior - NA												
Date	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Principal	-	-	-	-	-	-	-	-	-	-	-	-
Coupon												
Interest	-	-	-	-	-	-	-	-	-	-	-	-
Total P+i	-	-	-	-	-	-	-	-	-	-	-	-
CAP I	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	-	-	-	-	-	-	-	-

Senior - Total												
Date	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Principal	155,000	170,000	180,000	195,000	210,000	225,000	245,000	-	-	-	-	-
Interest	96,600	85,750	73,850	61,250	47,600	32,900	17,150	-	-	-	-	-
Total P+i	251,600	255,750	253,850	256,250	257,600	257,900	262,150	-	-	-	-	-
CAP I	-	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-	-
Net D/S	251,600	255,750	253,850	256,250	257,600	257,900	262,150	-	-	-	-	-

Town Center at Interquest BID  
 Pro Forma Preliminary Financing Numbers - Series 2020 Bonds  
 2020 Developer Projections & 1.50% PIF Rate  
 2% Biennial Reappraisal & 1% Sales Growth

Debt Service Summary	
<b>Senior - Series 2020</b>	
Date	Totals
Principal	2,860,000
Coupon	
Interest	4,220,518
Total P+I	7,080,518
CAP I	(183,790)
DSR	-
<b>Net D/S</b>	<b>6,896,728</b>

Senior - NA	
Date	Totals
Principal	-
Coupon	
Interest	-
Total P+I	-
CAP I	-
DSR	-
<b>Net D/S</b>	<b>-</b>

Senior - Total	
Date	Totals
Principal	2,860,000
Interest	4,220,518
Total P+I	7,080,518
CAP I	(183,790)
DSR	-
<b>Net D/S</b>	<b>6,896,728</b>