

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Cover
10/18/2021

Table of Schedules

Assumptions	Non-Rated 30 Year, Fixed Rate	
2% Sales Tax TIF		

Issue	Par Amount	Net Proceeds
Series 2021A	\$11,740,000	\$8,733,169
Series 2021B	\$2,900,000	\$2,856,500
Total	\$14,640,000	\$11,589,669

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Senior Bonding Capacity

Year	DISTRICT REVENUE SUMMARY				TIF REVENUE SUMMARY							\$24,230,000	\$11,740,000											
	Assessed Value	Mill Levy	Property Tax Revenue ⁽¹⁾	SO Tax ⁽¹⁾	Assessed Value	Mill Levy	Property Tax Revenue ⁽²⁾	Sales Tax TIF Revenue	PIF Revenue	Trustee Fee	Authority Fee	SD 11 Reimbursement	Net Rev. Avail for Debt Service	Net Debt Service	Principal	Coupon	Interest	CAPI & DSRF	Net Debt Service	Total Net Debt Service	Coverage	Surplus/ (Deficit)	Surplus Fund	Unrestricted Surplus
2019	478,251	50.000	23,554	1,413	-	77.879	-	64,556	19,125	(5,000)	(17,400)	-	86,094	-	-	-	-	-	-	-	-	86,094	86,094	-
2020	663,051	50.000	32,655	1,959	-	74.926	-	69,200	25,875	(5,000)	(17,400)	-	107,289	-	-	-	-	-	-	-	-	107,289	193,383	-
2021	910,570	50.000	44,846	2,691	-	74.926	-	115,091	53,432	(5,000)	(17,400)	-	193,659	288,161	-	1,821	(200,000)	(198,179)	89,982	2.15	103,677	297,060	-	
2022	879,621	50.000	43,321	2,599	170,493	74.926	12,583	487,822	582,113	(5,000)	(17,400)	(13,061)	1,092,978	1,349,000	-	655,688	(1,000,000)	(344,313)	1,004,688	1.09	88,290	385,350	-	
2023	3,035,788	50.000	149,513	8,971	2,326,660	74.926	171,712	612,234	1,027,439	(5,000)	(17,400)	(25,691)	1,921,778	1,594,000	-	655,688	(400,000)	255,688	1,849,688	1.04	72,090	457,440	-	
2024	6,194,429	50.000	305,076	18,305	5,471,119	74.926	403,780	817,228	1,352,844	(5,000)	(17,400)	(27,497)	2,847,334	1,636,750	-	655,688	-	655,688	2,292,438	1.24	554,897	1,012,337	-	
2025	7,727,111	50.000	380,560	22,834	7,003,801	74.926	516,895	837,404	1,379,901	(5,000)	(17,400)	(35,201)	3,079,993	1,656,750	90,000	5.00%	655,688	-	745,688	2,402,438	1.28	677,555	1,500,000	189,893
2026	8,679,758	50.000	427,478	25,649	7,941,981	74.926	586,135	857,983	1,407,499	(5,000)	(17,400)	(39,916)	3,242,428	1,695,000	185,000	5.00%	651,188	-	836,188	2,531,188	1.28	711,240	1,500,000	711,240
2027	8,679,758	50.000	427,478	25,649	7,941,981	74.926	586,135	878,975	1,435,649	(5,000)	(17,400)	(39,916)	3,291,569	1,715,500	210,000	5.00%	641,938	-	851,938	2,567,438	1.28	724,132	1,500,000	724,132
2028	8,853,353	50.000	436,028	26,162	8,100,820	74.926	597,858	900,386	1,464,362	(5,000)	(17,400)	(40,714)	3,361,680	1,754,000	240,000	5.00%	631,438	-	871,438	2,625,438	1.28	736,242	1,500,000	736,242
2029	8,853,353	50.000	436,028	26,162	8,100,820	74.926	597,858	922,225	1,493,649	(5,000)	(17,400)	(40,714)	3,412,806	1,779,500	265,000	5.00%	619,438	-	884,438	2,663,938	1.28	748,869	1,500,000	748,869
2030	9,030,420	50.000	444,748	26,685	8,262,837	74.926	609,815	944,501	1,523,522	(5,000)	(17,400)	(41,528)	3,485,342	1,817,500	295,000	5.50%	606,188	-	901,188	2,718,688	1.28	766,655	1,500,000	766,655
2031	9,030,420	50.000	444,748	26,685	8,262,837	74.926	609,815	967,222	1,553,992	(5,000)	(17,400)	(41,528)	3,538,534	1,844,225	330,000	5.50%	589,963	-	919,963	2,764,188	1.28	774,346	1,500,000	774,346
2032	9,211,029	50.000	453,643	27,219	8,428,094	74.926	622,011	990,398	1,585,072	(5,000)	(17,400)	(42,359)	3,613,584	1,882,650	365,000	5.50%	571,813	-	936,813	2,819,463	1.28	794,122	1,500,000	794,122
2033	9,211,029	50.000	453,643	27,219	8,428,094	74.926	622,011	1,014,038	1,616,773	(5,000)	(17,400)	(42,359)	3,668,925	1,906,950	405,000	5.50%	551,738	-	956,738	2,863,688	1.28	805,238	1,500,000	805,238
2034	9,395,249	50.000	462,716	27,763	8,596,655	74.926	634,451	1,038,150	1,649,109	(5,000)	(17,400)	(43,206)	3,746,583	1,957,675	435,000	5.50%	529,463	-	964,463	2,922,138	1.28	824,446	1,500,000	824,446
2035	9,395,249	50.000	462,716	27,763	8,596,655	74.926	634,451	1,062,745	1,682,091	(5,000)	(17,400)	(43,206)	3,804,160	1,973,175	490,000	5.50%	505,538	-	995,538	2,968,713	1.28	835,447	1,500,000	835,447
2036	9,583,154	50.000	471,970	28,318	8,768,589	74.926	647,140	1,087,831	1,715,733	(5,000)	(17,400)	(44,070)	3,884,523	2,015,100	540,000	5.50%	478,588	-	1,018,588	3,033,688	1.28	850,835	1,500,000	850,835
2037	9,583,154	50.000	471,970	28,318	8,768,589	74.926	647,140	1,113,419	1,750,048	(5,000)	(17,400)	(44,070)	3,944,425	2,046,800	585,000	5.50%	448,888	-	1,033,888	3,080,688	1.28	863,738	1,500,000	863,738
2038	9,774,817	50.000	481,410	28,885	8,943,960	74.926	660,083	1,139,519	1,785,049	(5,000)	(17,400)	(44,952)	4,027,593	2,088,550	640,000	5.50%	416,713	-	1,056,713	3,145,263	1.28	882,331	1,500,000	882,331
2039	9,774,817	50.000	481,410	28,885	8,943,960	74.926	660,083	1,166,141	1,820,750	(5,000)	(17,400)	(44,952)	4,089,916	2,119,525	690,000	5.50%	381,513	-	1,071,513	3,191,038	1.28	898,879	1,500,000	898,879
2040	9,970,314	50.000	491,038	29,462	9,122,840	74.926	673,285	1,193,295	1,857,165	(5,000)	(17,400)	(45,851)	4,175,994	2,115,000	800,000	5.75%	343,563	-	1,143,563	3,258,563	1.28	917,432	1,500,000	917,432
2041	9,970,314	50.000	491,038	29,462	-	74.926	-	-	1,894,308	(5,000)	-	-	2,409,808	1,273,063	310,000	5.75%	297,563	-	607,563	1,880,625	1.28	529,183	1,500,000	529,183
2042	10,169,720	50.000	500,859	30,052	-	74.926	-	-	1,932,194	(5,000)	-	-	2,458,104	1,299,825	340,000	5.75%	279,738	-	619,738	1,919,563	1.28	538,542	1,500,000	538,542
2043	10,169,720	50.000	500,859	30,052	-	74.926	-	-	1,970,838	(5,000)	-	-	2,496,748	1,317,850	370,000	5.75%	260,188	-	630,188	1,948,038	1.28	548,711	1,500,000	548,711
2044	10,373,114	50.000	510,876	30,653	-	74.926	-	-	2,010,255	(5,000)	-	-	2,546,783	1,342,425	405,000	5.75%	238,913	-	643,913	1,986,338	1.28	560,446	1,500,000	560,446
2045	10,373,114	50.000	510,876	30,653	-	74.926	-	-	2,050,460	(5,000)	-	-	2,586,988	1,362,975	440,000	5.75%	215,625	-	655,625	2,018,600	1.28	568,388	1,500,000	568,388
2046	10,580,576	50.000	521,093	31,266	-	74.926	-	-	2,091,469	(5,000)	-	-	2,638,828	1,389,500	480,000	5.75%	190,325	-	670,325	2,059,825	1.28	579,003	1,500,000	579,003
2047	10,580,576	50.000	521,093	31,266	-	74.926	-	-	2,133,298	(5,000)	-	-	2,680,657	1,406,425	520,000	5.75%	162,725	-	682,725	2,089,150	1.28	591,507	1,500,000	591,507
2048	10,792,188	50.000	531,515	31,891	-	74.926	-	-	2,175,964	(5,000)	-	-	2,734,370	1,434,038	565,000	5.75%	132,825	-	697,825	2,131,863	1.28	602,508	1,500,000	602,508
2049	10,792,188	50.000	531,515	31,891	-	74.926	-	-	2,219,484	(5,000)	-	-	2,777,890	1,401,950	1,745,000	5.75%	100,338	(1,080,731)	764,607	2,166,557	1.28	611,333	1,500,000	611,333
Total:			12,446,273	746,776			10,493,242	18,280,361	47,259,458				87,947,365	47,463,861	11,740,000		12,470,771	-2,680,731	21,530,041					

Notes:

- (1) Estimated SO Tax : 6.00%
- (2) Estimated Collection Fees: 1.50%
- (3) Estimate Int Earnings: 0.00%

Series 2019A	Series 2021A
Par Amount	24,230,000
Net Proceeds	18,486,001
DSRF-Requirement	2,119,525
Capitalized Interest	2,863,253
Surplus Fund	1,000,000
Par Amount	11,740,000
Net Proceeds	8,733,169
DSRF-Requirement	1,080,731
Capitalized Interest	1,600,000
Surplus Fund	500,000

Notes: Preliminary and subject to change; interest rate assumptions are based on current market conditions and similar credits; issuer's actual results may differ, and Stifel makes no commitment to underwrite at these levels; and costs of issuance and underwriter's discount are estimates for discussion purposes.

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Estimated Subordinate Bonding Capacity (2019B & 2021B)

	8.00%						
	Funds Available	Accrued Interest	Principal Paid	Interest Paid	Unpaid Interest	Total Paid	Principal Balance
7/31/2019							2,500,000
12/15/2019	-	75,000	-	-	75,000	-	2,500,000
12/15/2020	-	206,000	-	-	281,000	-	2,500,000
12/15/2021	-	222,480	-	-	503,480	-	5,400,000
12/15/2022	-	472,278	-	-	975,758	-	5,400,000
12/15/2023	-	510,061	-	-	1,485,819	-	5,400,000
12/15/2024	-	550,866	-	-	2,036,685	-	5,400,000
12/15/2025	189,893	594,935	-	189,893	2,441,727	189,893	5,400,000
12/15/2026	711,240	627,338	-	711,240	2,357,825	711,240	5,400,000
12/15/2027	724,132	620,626	-	724,132	2,254,319	724,132	5,400,000
12/15/2028	736,242	612,346	-	736,242	2,130,422	736,242	5,400,000
12/15/2029	748,869	602,434	-	748,869	1,983,987	748,869	5,400,000
12/15/2030	766,655	590,719	-	766,655	1,808,052	766,655	5,400,000
12/15/2031	774,346	576,644	-	774,346	1,610,349	774,346	5,400,000
12/15/2032	794,122	560,828	-	794,122	1,377,055	794,122	5,400,000
12/15/2033	805,238	542,164	-	805,238	1,113,982	805,238	5,400,000
12/15/2034	824,446	521,119	-	824,446	810,655	824,446	5,400,000
12/15/2035	835,447	496,852	-	835,447	472,060	835,447	5,400,000
12/15/2036	850,835	469,765	-	850,835	90,990	850,835	5,400,000
12/15/2037	863,738	439,279	333,000	530,269	-	863,269	5,067,000
12/15/2038	882,331	405,360	476,000	405,360	-	881,360	4,591,000
12/15/2039	898,879	367,280	531,000	367,280	-	898,280	4,060,000
12/15/2040	917,432	324,800	592,000	324,800	-	916,800	3,468,000
12/15/2041	529,183	277,440	251,000	277,440	-	528,440	3,217,000
12/15/2042	538,542	257,360	281,000	257,360	-	538,360	2,936,000
12/15/2043	548,711	234,880	313,000	234,880	-	547,880	2,623,000
12/15/2044	560,446	209,840	350,000	209,840	-	559,840	2,273,000
12/15/2045	568,388	181,840	386,000	181,840	-	567,840	1,887,000
12/15/2046	579,003	150,960	428,000	150,960	-	578,960	1,459,000
12/15/2047	591,507	116,720	474,000	116,720	-	590,720	985,000
12/15/2048	602,508	78,800	523,000	78,800	-	601,800	462,000
12/15/2049	611,333	36,960	462,000	36,960	-	498,960	-
	17,453,463	11,933,973	5,400,000	11,933,973	23,809,166	17,333,973	

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Assessed Valuation Summary - District

Completion Year	Assessment Year	Collection Year	Lot Value	Incremental Market Value	Biennial Assessment ⁽¹⁾	Cumulative Market Value	Cumulative Assessed Value
2017	2018	2019	67,140		-	1,649,140	478,251
2018	2019	2020	(67,140)	671,400	32,983	2,286,383	663,051
2019	2020	2021	-	-	-	2,286,383	910,570
2020	2021	2022	701,065	-	45,728	3,033,176	879,621
2021	2022	2023	424,406	7,010,654	-	10,468,236	3,035,788
2022	2023	2024	(572,213)	11,254,714	209,365	21,360,101	6,194,429
2023	2024	2025	(247,471)	5,532,581	-	26,645,212	7,727,111
2024	2025	2026	(305,787)	3,057,871	532,904	29,930,200	8,679,758
2025	2026	2027	-	-	-	29,930,200	8,679,758
2026	2027	2028	-	-	598,604	30,528,804	8,853,353
2027	2028	2029	-	-	-	30,528,804	8,853,353
2028	2029	2030	-	-	610,576	31,139,380	9,030,420
2029	2030	2031	-	-	-	31,139,380	9,030,420
2030	2031	2032	-	-	622,788	31,762,167	9,211,029
2031	2032	2033	-	-	-	31,762,167	9,211,029
2032	2033	2034	-	-	635,243	32,397,411	9,395,249
2033	2034	2035	-	-	-	32,397,411	9,395,249
2034	2035	2036	-	-	647,948	33,045,359	9,583,154
2035	2036	2037	-	-	-	33,045,359	9,583,154
2036	2037	2038	-	-	660,907	33,706,266	9,774,817
2037	2038	2039	-	-	-	33,706,266	9,774,817
2038	2039	2040	-	-	674,125	34,380,391	9,970,314
2039	2040	2041	-	-	-	34,380,391	9,970,314
2040	2041	2042	-	-	687,608	35,067,999	10,169,720
2041	2042	2043	-	-	-	35,067,999	10,169,720
2042	2043	2044	-	-	701,360	35,769,359	10,373,114
2043	2044	2045	-	-	-	35,769,359	10,373,114
2044	2045	2046	-	-	715,387	36,484,746	10,580,576
2045	2046	2047	-	-	-	36,484,746	10,580,576
2046	2047	2048	-	-	729,695	37,214,441	10,792,188
2047	2048	2049	-	-	-	37,214,441	10,792,188

Total:

Notes:

(1) Biennial Reassessment

2%

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Assessed Valuation Summary - TIF

Completion Year	Assessment Year	Collection Year	Lot Value	Incremental Market Value	Biennial Assessment ⁽¹⁾	Cumulative Market Value	Cumulative Assessed Value	Base TIF Value	TIF Value
2017	2018	2019	67,140		-	13,860,140	4,019,441	4,222,782	-
2018	2019	2020	(67,140)	671,400	277,203	14,741,603	4,275,065	4,307,238	-
2019	2020	2021	-	-	-	14,741,603	4,275,065	4,307,238	-
2020	2021	2022	701,065	-	294,832	15,737,500	4,563,875	4,393,382	170,493
2021	2022	2023	424,406	7,010,654	-	23,172,560	6,720,042	4,393,382	2,326,660
2022	2023	2024	(572,213)	11,254,714	463,451	34,318,512	9,952,369	4,481,250	5,471,119
2023	2024	2025	(247,471)	5,532,581	-	39,603,623	11,485,051	4,481,250	7,003,801
2024	2025	2026	(305,787)	3,057,871	792,072	43,147,779	12,512,856	4,570,875	7,941,981
2025	2026	2027	-	-	-	43,147,779	12,512,856	4,570,875	7,941,981
2026	2027	2028	-	-	862,956	44,010,734	12,763,113	4,662,293	8,100,820
2027	2028	2029	-	-	-	44,010,734	12,763,113	4,662,293	8,100,820
2028	2029	2030	-	-	880,215	44,890,949	13,018,375	4,755,538	8,262,837
2029	2030	2031	-	-	-	44,890,949	13,018,375	4,755,538	8,262,837
2030	2031	2032	-	-	897,819	45,788,768	13,278,743	4,850,649	8,428,094
2031	2032	2033	-	-	-	45,788,768	13,278,743	4,850,649	8,428,094
2032	2033	2034	-	-	915,775	46,704,543	13,544,318	4,947,662	8,596,655
2033	2034	2035	-	-	-	46,704,543	13,544,318	4,947,662	8,596,655
2034	2035	2036	-	-	934,091	47,638,634	13,815,204	5,046,615	8,768,589
2035	2036	2037	-	-	-	47,638,634	13,815,204	5,046,615	8,768,589
2036	2037	2038	-	-	952,773	48,591,407	14,091,508	5,147,548	8,943,960
2037	2038	2039	-	-	-	48,591,407	14,091,508	5,147,548	8,943,960
2038	2039	2040	-	-	971,828	49,563,235	14,373,338	5,250,499	9,122,840
2039	2040	2041	-	-	-	49,563,235	14,373,338		
2040	2041	2042	-	-	991,265	50,554,500	14,660,805		
2041	2042	2043	-	-	-	50,554,500	14,660,805		
2042	2043	2044	-	-	1,011,090	51,565,590	14,954,021		
2043	2044	2045	-	-	-	51,565,590	14,954,021		
2044	2045	2046	-	-	1,031,312	52,596,902	15,253,101		
2045	2046	2047	-	-	-	52,596,902	15,253,101		
2046	2047	2048	-	-	1,051,938	53,648,840	15,558,163		
2047	2048	2049	-	-	-	53,648,840	15,558,163		

Total:

Notes:

(1) Biennial Reassessment

2%

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Public Improvement Fee

Completion Year	Dunkin Donuts		A 100- TBD Retail		A 110- Capriotti's		A 120- Niktar		A130- Fuzzy's Taco Shop		B 100- Restaurant		B 110- Retail		B 120- Retail	
	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.
2019	1,800	425	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	1,800	575	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	1,800	587	-	350	1,463	550	1,443	600	4,225	850	-	750	-	400	-	350
2022	1,800	598	2,276	357	1,463	561	1,443	612	4,225	867	6,393	765	1,491	408	1,443	357
2023	1,800	610	2,276	364	1,463	572	1,443	624	4,225	884	6,393	780	1,491	416	1,443	364
2024	1,800	622	2,276	371	1,463	584	1,443	637	4,225	902	6,393	796	1,491	424	1,443	371
2025	1,800	635	2,276	379	1,463	595	1,443	649	4,225	920	6,393	812	1,491	433	1,443	379
2026	1,800	648	2,276	386	1,463	607	1,443	662	4,225	938	6,393	828	1,491	442	1,443	386
2027	1,800	660	2,276	394	1,463	619	1,443	676	4,225	957	6,393	845	1,491	450	1,443	394
2028	1,800	674	2,276	402	1,463	632	1,443	689	4,225	976	6,393	862	1,491	459	1,443	402
2029	1,800	687	2,276	410	1,463	644	1,443	703	4,225	996	6,393	879	1,491	469	1,443	410
2030	1,800	701	2,276	418	1,463	657	1,443	717	4,225	1,016	6,393	896	1,491	478	1,443	418
2031	1,800	715	2,276	427	1,463	670	1,443	731	4,225	1,036	6,393	914	1,491	488	1,443	427
2032	1,800	729	2,276	435	1,463	684	1,443	746	4,225	1,057	6,393	933	1,491	497	1,443	435
2033	1,800	744	2,276	444	1,463	698	1,443	761	4,225	1,078	6,393	951	1,491	507	1,443	444
2034	1,800	759	2,276	453	1,463	711	1,443	776	4,225	1,100	6,393	970	1,491	517	1,443	453
2035	1,800	774	2,276	462	1,463	726	1,443	792	4,225	1,122	6,393	990	1,491	528	1,443	462
2036	1,800	789	2,276	471	1,463	740	1,443	808	4,225	1,144	6,393	1,009	1,491	538	1,443	471
2037	1,800	805	2,276	480	1,463	755	1,443	824	4,225	1,167	6,393	1,030	1,491	549	1,443	480
2038	1,800	821	2,276	490	1,463	770	1,443	840	4,225	1,190	6,393	1,050	1,491	560	1,443	490
2039	1,800	838	2,276	500	1,463	786	1,443	857	4,225	1,214	6,393	1,071	1,491	571	1,443	500
2040	1,800	854	2,276	510	1,463	801	1,443	874	4,225	1,238	6,393	1,093	1,491	583	1,443	510
2041	1,800	872	2,276	520	1,463	817	1,443	892	4,225	1,263	6,393	1,114	1,491	594	1,443	520
2042	1,800	889	2,276	530	1,463	834	1,443	909	4,225	1,288	6,393	1,137	1,491	606	1,443	530
2043	1,800	907	2,276	541	1,463	850	1,443	928	4,225	1,314	6,393	1,159	1,491	618	1,443	541
2044	1,800	925	2,276	552	1,463	867	1,443	946	4,225	1,340	6,393	1,183	1,491	631	1,443	552
2045	1,800	943	2,276	563	1,463	885	1,443	965	4,225	1,367	6,393	1,206	1,491	643	1,443	563
2046	1,800	962	2,276	574	1,463	902	1,443	984	4,225	1,395	6,393	1,230	1,491	656	1,443	574
2047	1,800	981	2,276	586	1,463	920	1,443	1,004	4,225	1,422	6,393	1,255	1,491	669	1,443	586
2048	1,800	1,001	2,276	597	1,463	939	1,443	1,024	4,225	1,451	6,393	1,280	1,491	683	1,443	597
2049	1,800	1,021	2,276	609	1,463	958	1,443	1,045	4,225	1,480	6,393	1,306	1,491	696	1,443	609
2050	1,800	1,042	2,276	622	1,463	977	1,443	1,066	4,225	1,509	6,393	1,332	1,491	710	1,443	622
2051	1,800	1,062	2,276	634	1,463	996	1,443	1,087	4,225	1,540	6,393	1,359	1,491	725	1,443	634
2052	1,800	1,084	2,276	647	1,463	1,016	1,443	1,109	4,225	1,570	6,393	1,386	1,491	739	1,443	647
2053	1,800	1,105	2,276	660	1,463	1,036	1,443	1,131	4,225	1,602	6,393	1,413	1,491	754	1,443	660
2054	1,800	1,127	2,276	673	1,463	1,057	1,443	1,153	4,225	1,634	6,393	1,442	1,491	769	1,443	673
2055	1,800	1,150	2,276	686	1,463	1,078	1,443	1,176	4,225	1,667	6,393	1,471	1,491	784	1,443	686
	1,800		2,276		1,463		1,443		4,225		6,393		1,491		1,443	

Notes:

(1) Annual Inflation 2%

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Public Improvement Fee

Completion Year	B 130- QSR		B 140-Retail		B 150- Retail		B-160- Crubl Cookies		B 170- Lululemon		C 100- Starr Kitchen		C 120- Veda Salon	
	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	600	-	400	-	350	-	1,100	-	800	-	750	4,046	500
2022	1,443	612	1,649	408	1,655	357	1,554	1,122	3,047	816	4,779	765	4,046	510
2023	1,443	624	1,649	416	1,655	364	1,554	1,144	3,047	832	4,779	780	4,046	520
2024	1,443	637	1,649	424	1,655	371	1,554	1,167	3,047	849	4,779	796	4,046	531
2025	1,443	649	1,649	433	1,655	379	1,554	1,191	3,047	866	4,779	812	4,046	541
2026	1,443	662	1,649	442	1,655	386	1,554	1,214	3,047	883	4,779	828	4,046	552
2027	1,443	676	1,649	450	1,655	394	1,554	1,239	3,047	901	4,779	845	4,046	563
2028	1,443	689	1,649	459	1,655	402	1,554	1,264	3,047	919	4,779	862	4,046	574
2029	1,443	703	1,649	469	1,655	410	1,554	1,289	3,047	937	4,779	879	4,046	586
2030	1,443	717	1,649	478	1,655	418	1,554	1,315	3,047	956	4,779	896	4,046	598
2031	1,443	731	1,649	488	1,655	427	1,554	1,341	3,047	975	4,779	914	4,046	609
2032	1,443	746	1,649	497	1,655	435	1,554	1,368	3,047	995	4,779	933	4,046	622
2033	1,443	761	1,649	507	1,655	444	1,554	1,395	3,047	1,015	4,779	951	4,046	634
2034	1,443	776	1,649	517	1,655	453	1,554	1,423	3,047	1,035	4,779	970	4,046	647
2035	1,443	792	1,649	528	1,655	462	1,554	1,451	3,047	1,056	4,779	990	4,046	660
2036	1,443	808	1,649	538	1,655	471	1,554	1,480	3,047	1,077	4,779	1,009	4,046	673
2037	1,443	824	1,649	549	1,655	480	1,554	1,510	3,047	1,098	4,779	1,030	4,046	686
2038	1,443	840	1,649	560	1,655	490	1,554	1,540	3,047	1,120	4,779	1,050	4,046	700
2039	1,443	857	1,649	571	1,655	500	1,554	1,571	3,047	1,143	4,779	1,071	4,046	714
2040	1,443	874	1,649	583	1,655	510	1,554	1,602	3,047	1,165	4,779	1,093	4,046	728
2041	1,443	892	1,649	594	1,655	520	1,554	1,635	3,047	1,189	4,779	1,114	4,046	743
2042	1,443	909	1,649	606	1,655	530	1,554	1,667	3,047	1,213	4,779	1,137	4,046	758
2043	1,443	928	1,649	618	1,655	541	1,554	1,701	3,047	1,237	4,779	1,159	4,046	773
2044	1,443	946	1,649	631	1,655	552	1,554	1,735	3,047	1,262	4,779	1,183	4,046	788
2045	1,443	965	1,649	643	1,655	563	1,554	1,769	3,047	1,287	4,779	1,206	4,046	804
2046	1,443	984	1,649	656	1,655	574	1,554	1,805	3,047	1,312	4,779	1,230	4,046	820
2047	1,443	1,004	1,649	669	1,655	586	1,554	1,841	3,047	1,339	4,779	1,255	4,046	837
2048	1,443	1,024	1,649	683	1,655	597	1,554	1,878	3,047	1,366	4,779	1,280	4,046	853
2049	1,443	1,045	1,649	696	1,655	609	1,554	1,915	3,047	1,393	4,779	1,306	4,046	871
2050	1,443	1,066	1,649	710	1,655	622	1,554	1,953	3,047	1,421	4,779	1,332	4,046	888
2051	1,443	1,087	1,649	725	1,655	634	1,554	1,992	3,047	1,449	4,779	1,359	4,046	906
2052	1,443	1,109	1,649	739	1,655	647	1,554	2,032	3,047	1,478	4,779	1,386	4,046	924
2053	1,443	1,131	1,649	754	1,655	660	1,554	2,073	3,047	1,508	4,779	1,413	4,046	942
2054	1,443	1,153	1,649	769	1,655	673	1,554	2,114	3,047	1,538	4,779	1,442	4,046	961
2055	1,443	1,176	1,649	784	1,655	686	1,554	2,157	3,047	1,569	4,779	1,471	4,046	980
	1,443		1,649		1,655		1,554		3,047		4,779		4,046	

Notes:

(1) Annual Inflation

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Public Improvement Fee

Completion Year	C 130- Restaurant		D 100- The Oak Barrel		D 120- Orange Theory		E 100- Mod Pizza		E-120 Pacific Dental		Sprouts		Additional Retail		Total Sales	Lease-Up	PIF 2.50%
	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.			
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	765,000	765,000	19,125
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,035,000	1,035,000	25,875
2021	-	600	2,586	300	-	400	2,617	600	3,219	-	-	-	400	10,686,400	2,137,280	53,432	
2022	2,979	612	2,586	306	3,587	408	2,617	612	3,219	-	-	-	408	31,046,046	23,284,535	582,113	
2023	2,979	624	2,586	312	3,587	416	2,617	624	3,219	-	23,171	720	416	48,350,087	41,097,574	1,027,439	
2024	2,979	637	2,586	318	3,587	424	2,617	637	3,219	-	23,171	734	424	54,113,749	54,113,749	1,352,844	
2025	2,979	649	2,586	325	3,587	433	2,617	649	3,219	-	23,171	749	433	55,196,024	55,196,024	1,379,901	
2026	2,979	662	2,586	331	3,587	442	2,617	662	3,219	-	23,171	764	442	56,299,944	56,299,944	1,407,499	
2027	2,979	676	2,586	338	3,587	450	2,617	676	3,219	-	23,171	779	450	57,425,943	57,425,943	1,435,649	
2028	2,979	689	2,586	345	3,587	459	2,617	689	3,219	-	23,171	795	459	58,574,462	58,574,462	1,464,362	
2029	2,979	703	2,586	351	3,587	469	2,617	703	3,219	-	23,171	811	469	59,745,951	59,745,951	1,493,649	
2030	2,979	717	2,586	359	3,587	478	2,617	717	3,219	-	23,171	827	478	60,940,870	60,940,870	1,523,522	
2031	2,979	731	2,586	366	3,587	488	2,617	731	3,219	-	23,171	844	488	62,159,688	62,159,688	1,553,992	
2032	2,979	746	2,586	373	3,587	497	2,617	746	3,219	-	23,171	860	497	63,402,881	63,402,881	1,585,072	
2033	2,979	761	2,586	380	3,587	507	2,617	761	3,219	-	23,171	878	507	64,670,939	64,670,939	1,616,773	
2034	2,979	776	2,586	388	3,587	517	2,617	776	3,219	-	23,171	895	517	65,964,358	65,964,358	1,649,109	
2035	2,979	792	2,586	396	3,587	528	2,617	792	3,219	-	23,171	913	528	67,283,645	67,283,645	1,682,091	
2036	2,979	808	2,586	404	3,587	538	2,617	808	3,219	-	23,171	931	538	68,629,318	68,629,318	1,715,733	
2037	2,979	824	2,586	412	3,587	549	2,617	824	3,219	-	23,171	950	549	70,001,904	70,001,904	1,750,048	
2038	2,979	840	2,586	420	3,587	560	2,617	840	3,219	-	23,171	969	560	71,401,942	71,401,942	1,785,049	
2039	2,979	857	2,586	428	3,587	571	2,617	857	3,219	-	23,171	988	571	72,829,981	72,829,981	1,820,750	
2040	2,979	874	2,586	437	3,587	583	2,617	874	3,219	-	23,171	1,008	583	74,286,581	74,286,581	1,857,165	
2041	2,979	892	2,586	446	3,587	594	2,617	892	3,219	-	23,171	1,028	594	75,772,312	75,772,312	1,894,308	
2042	2,979	909	2,586	455	3,587	606	2,617	909	3,219	-	23,171	1,049	606	77,287,759	77,287,759	1,932,194	
2043	2,979	928	2,586	464	3,587	618	2,617	928	3,219	-	23,171	1,070	618	78,833,514	78,833,514	1,970,838	
2044	2,979	946	2,586	473	3,587	631	2,617	946	3,219	-	23,171	1,091	631	80,410,184	80,410,184	2,010,255	
2045	2,979	965	2,586	483	3,587	643	2,617	965	3,219	-	23,171	1,113	643	82,018,388	82,018,388	2,050,460	
2046	2,979	984	2,586	492	3,587	656	2,617	984	3,219	-	23,171	1,135	656	83,658,756	83,658,756	2,091,469	
2047	2,979	1,004	2,586	502	3,587	669	2,617	1,004	3,219	-	23,171	1,158	669	85,331,931	85,331,931	2,133,298	
2048	2,979	1,024	2,586	512	3,587	683	2,617	1,024	3,219	-	23,171	1,181	683	87,038,569	87,038,569	2,175,964	
2049	2,979	1,045	2,586	522	3,587	696	2,617	1,045	3,219	-	23,171	1,205	696	88,779,341	88,779,341	2,219,484	
2050	2,979	1,066	2,586	533	3,587	710	2,617	1,066	3,219	-	23,171	1,229	710	90,554,928	90,554,928	2,263,873	
2051	2,979	1,087	2,586	543	3,587	725	2,617	1,087	3,219	-	23,171	1,254	725	92,366,026	92,366,026	2,309,151	
2052	2,979	1,109	2,586	554	3,587	739	2,617	1,109	3,219	-	23,171	1,279	739	94,213,347	94,213,347	2,355,334	
2053	2,979	1,131	2,586	565	3,587	754	2,617	1,131	3,219	-	23,171	1,304	754	96,097,614	96,097,614	2,402,440	
2054	2,979	1,153	2,586	577	3,587	769	2,617	1,153	3,219	-	23,171	1,330	769	98,019,566	98,019,566	2,450,489	
2055	2,979	1,176	2,586	588	3,587	784	2,617	1,176	3,219	-	23,171	1,357	784	99,979,957	99,979,957	2,499,499	
	2,979		2,586		3,587		2,617		3,219		23,171		11,300				

Notes:

(1) Annual Inflation

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Sales Tax Tax Increment Revenues

Completion Year	A 100- TBD Retail		A 110- Capriotti's		A 120- Niktar		A130- Fuzzy's Taco Shop		B 100- Restaurant		B 110- Retail		B 120- Retail	
	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	350	1,463	550	1,443	600	4,225	850	-	750	-	400	-	350
2022	2,276	357	1,463	561	1,443	612	4,225	867	6,393	765	1,491	408	1,443	357
2023	2,276	364	1,463	572	1,443	624	4,225	884	6,393	780	1,491	416	1,443	364
2024	2,276	371	1,463	584	1,443	637	4,225	902	6,393	796	1,491	424	1,443	371
2025	2,276	379	1,463	595	1,443	649	4,225	920	6,393	812	1,491	433	1,443	379
2026	2,276	386	1,463	607	1,443	662	4,225	938	6,393	828	1,491	442	1,443	386
2027	2,276	394	1,463	619	1,443	676	4,225	957	6,393	845	1,491	450	1,443	394
2028	2,276	402	1,463	632	1,443	689	4,225	976	6,393	862	1,491	459	1,443	402
2029	2,276	410	1,463	644	1,443	703	4,225	996	6,393	879	1,491	469	1,443	410
2030	2,276	418	1,463	657	1,443	717	4,225	1,016	6,393	896	1,491	478	1,443	418
2031	2,276	427	1,463	670	1,443	731	4,225	1,036	6,393	914	1,491	488	1,443	427
2032	2,276	435	1,463	684	1,443	746	4,225	1,057	6,393	933	1,491	497	1,443	435
2033	2,276	444	1,463	698	1,443	761	4,225	1,078	6,393	951	1,491	507	1,443	444
2034	2,276	453	1,463	711	1,443	776	4,225	1,100	6,393	970	1,491	517	1,443	453
2035	2,276	462	1,463	726	1,443	792	4,225	1,122	6,393	990	1,491	528	1,443	462
2036	2,276	471	1,463	740	1,443	808	4,225	1,144	6,393	1,009	1,491	538	1,443	471
2037	2,276	480	1,463	755	1,443	824	4,225	1,167	6,393	1,030	1,491	549	1,443	480
2038	2,276	490	1,463	770	1,443	840	4,225	1,190	6,393	1,050	1,491	560	1,443	490
2039	2,276	500	1,463	786	1,443	857	4,225	1,214	6,393	1,071	1,491	571	1,443	500
2040	2,276	510	1,463	801	1,443	874	4,225	1,238	6,393	1,093	1,491	583	1,443	510
	2,276		1,463		1,443		4,225		6,393		1,491		1,443	

Notes:

(1) Annual Inflation 2%

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Sales Tax Tax Increment Revenues

Completion Year	B 130- QSR		B 140-Retail		B 150- Retail		B-160- Crubl Cookies		B 170- Lululemon		C 100- Starr Kitchen		C 120- Veda Salon		C 130- Restaurant	
	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	600	-	400	-	350	-	1,100	-	800	-	750	4,046	10	-	600
2022	1,443	612	1,649	408	1,655	357	1,554	1,122	3,047	816	4,779	765	4,046	10	2,979	612
2023	1,443	624	1,649	416	1,655	364	1,554	1,144	3,047	832	4,779	780	4,046	10	2,979	624
2024	1,443	637	1,649	424	1,655	371	1,554	1,167	3,047	849	4,779	796	4,046	11	2,979	637
2025	1,443	649	1,649	433	1,655	379	1,554	1,191	3,047	866	4,779	812	4,046	11	2,979	649
2026	1,443	662	1,649	442	1,655	386	1,554	1,214	3,047	883	4,779	828	4,046	11	2,979	662
2027	1,443	676	1,649	450	1,655	394	1,554	1,239	3,047	901	4,779	845	4,046	11	2,979	676
2028	1,443	689	1,649	459	1,655	402	1,554	1,264	3,047	919	4,779	862	4,046	11	2,979	689
2029	1,443	703	1,649	469	1,655	410	1,554	1,289	3,047	937	4,779	879	4,046	12	2,979	703
2030	1,443	717	1,649	478	1,655	418	1,554	1,315	3,047	956	4,779	896	4,046	12	2,979	717
2031	1,443	731	1,649	488	1,655	427	1,554	1,341	3,047	975	4,779	914	4,046	12	2,979	731
2032	1,443	746	1,649	497	1,655	435	1,554	1,368	3,047	995	4,779	933	4,046	12	2,979	746
2033	1,443	761	1,649	507	1,655	444	1,554	1,395	3,047	1,015	4,779	951	4,046	13	2,979	761
2034	1,443	776	1,649	517	1,655	453	1,554	1,423	3,047	1,035	4,779	970	4,046	13	2,979	776
2035	1,443	792	1,649	528	1,655	462	1,554	1,451	3,047	1,056	4,779	990	4,046	13	2,979	792
2036	1,443	808	1,649	538	1,655	471	1,554	1,480	3,047	1,077	4,779	1,009	4,046	13	2,979	808
2037	1,443	824	1,649	549	1,655	480	1,554	1,510	3,047	1,098	4,779	1,030	4,046	14	2,979	824
2038	1,443	840	1,649	560	1,655	490	1,554	1,540	3,047	1,120	4,779	1,050	4,046	14	2,979	840
2039	1,443	857	1,649	571	1,655	500	1,554	1,571	3,047	1,143	4,779	1,071	4,046	14	2,979	857
2040	1,443	874	1,649	583	1,655	510	1,554	1,602	3,047	1,165	4,779	1,093	4,046	15	2,979	874
	1,443		1,649		1,655		1,554		3,047		4,779		4,046		2,979	

Notes:

(1) Annual Inflation

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Sales Tax Increment Revenues

Completion Year	D 100- The Oak Barrel		D 120- Orange Theory		E 100- Mod Pizza		E-120 Pacific Dental		Sprouts		Additional Retail		Total Sales	Lease-Up	Sales Tax		Net Sales
	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.	Sq. Ft.	Sales / Sq. Ft.			2.00%	Base	
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265,354	191,576	64,556
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	270,661	191,576	69,200
2021	2,586	300	-	10	2,617	600	3,219	-	-	-	-	400	7,648,160	1,529,632	306,667	191,576	115,091
2022	2,586	306	3,587	10	2,617	612	3,219	-	-	-	-	408	26,520,133	19,890,099	679,398	191,576	487,822
2023	2,586	312	3,587	10	2,617	624	3,219	-	23,171	144	-	416	30,387,159	25,829,085	803,810	191,576	612,234
2024	2,586	318	3,587	11	2,617	637	3,219	-	23,171	147	11,300	424	35,791,563	35,791,563	1,008,804	191,576	817,228
2025	2,586	325	3,587	11	2,617	649	3,219	-	23,171	150	11,300	433	36,507,394	36,507,394	1,028,980	191,576	837,404
2026	2,586	331	3,587	11	2,617	662	3,219	-	23,171	153	11,300	442	37,237,542	37,237,542	1,049,559	191,576	857,983
2027	2,586	338	3,587	11	2,617	676	3,219	-	23,171	156	11,300	450	37,982,293	37,982,293	1,070,551	191,576	878,975
2028	2,586	345	3,587	11	2,617	689	3,219	-	23,171	159	11,300	459	38,741,938	38,741,938	1,091,962	191,576	900,386
2029	2,586	351	3,587	12	2,617	703	3,219	-	23,171	162	11,300	469	39,516,777	39,516,777	1,113,801	191,576	922,225
2030	2,586	359	3,587	12	2,617	717	3,219	-	23,171	165	11,300	478	40,307,113	40,307,113	1,136,077	191,576	944,501
2031	2,586	366	3,587	12	2,617	731	3,219	-	23,171	169	11,300	488	41,113,255	41,113,255	1,158,798	191,576	967,222
2032	2,586	373	3,587	12	2,617	746	3,219	-	23,171	172	11,300	497	41,935,520	41,935,520	1,181,974	191,576	990,398
2033	2,586	380	3,587	13	2,617	761	3,219	-	23,171	176	11,300	507	42,774,230	42,774,230	1,205,614	191,576	1,014,038
2034	2,586	388	3,587	13	2,617	776	3,219	-	23,171	179	11,300	517	43,629,715	43,629,715	1,229,726	191,576	1,038,150
2035	2,586	396	3,587	13	2,617	792	3,219	-	23,171	183	11,300	528	44,502,309	44,502,309	1,254,321	191,576	1,062,745
2036	2,586	404	3,587	13	2,617	808	3,219	-	23,171	186	11,300	538	45,392,356	45,392,356	1,279,407	191,576	1,087,831
2037	2,586	412	3,587	14	2,617	824	3,219	-	23,171	190	11,300	549	46,300,203	46,300,203	1,304,995	191,576	1,113,419
2038	2,586	420	3,587	14	2,617	840	3,219	-	23,171	194	11,300	560	47,226,207	47,226,207	1,331,095	191,576	1,139,519
2039	2,586	428	3,587	14	2,617	857	3,219	-	23,171	198	11,300	571	48,170,731	48,170,731	1,357,717	191,576	1,166,141
2040	2,586	437	3,587	15	2,617	874	3,219	-	23,171	202	11,300	583	49,134,145	49,134,145	1,384,871	191,576	1,193,295
	2,586		3,587		2,617		3,219		23,171		11,300						

Notes:

(1) Annual Inflation

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Commercial Development

Completion Assessment Collection			Dunkin Donuts		A 100- TBD Retail		A 110- Capriotti's		A 120- Niktar		A130- Fuzzy's Taco Shop		B 100- Restaurant		B 110- Retail		B 120- Retail	
Year	Year	Year	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.
2018	2019	2020	1,800	373	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	2020	2021	-	380	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	2021	2022	-	388	-	250	-	410	-	410	-	410	-	410	-	250	-	250
2021	2022	2023	-	396	-	255	1,463	418	1,443	418	4,225	418	-	418	-	255	-	255
2022	2023	2024	-	404	2,276	260	-	427	-	427	-	427	6,393	427	1,491	260	1,443	260
2023	2024	2025	-	412	-	265	-	435	-	435	-	435	-	435	-	265	-	265
2024	2025	2026	-	420	-	271	-	444	-	444	-	444	-	444	-	271	-	271
2025	2026	2027	-	428	-	276	-	453	-	453	-	453	-	453	-	276	-	276
2026	2027	2028	-	437	-	282	-	462	-	462	-	462	-	462	-	282	-	282
2027	2028	2029	-	446	-	287	-	471	-	471	-	471	-	471	-	287	-	287
2028	2029	2030	-	455	-	293	-	480	-	480	-	480	-	480	-	293	-	293
2029	2030	2031	-	464	-	299	-	490	-	490	-	490	-	490	-	299	-	299
TOTAL			1,800		2,276		1,463		1,443		4,225		6,393		1,491		1,443	

Notes:

(1) Annual Inflation 2%

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Commercial Development

Collection Year	B 130- QSR		B 140-Retail		B 150- Retail		B-160- Crubl Cookies		B 170- Lululemon		C 100- Starr Kitchen		C 120- Veda Salon		C 130- Restaurant		D 100- The Oak Barrel	
	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	410	-	250	-	250	-	410	-	250	-	410	-	250	-	410	-	410
2023	-	418	-	255	-	255	-	418	-	255	-	418	4,046	255	-	418	2,586	418
2024	1,443	427	1,649	260	1,655	260	1,554	427	3,047	260	4,779	427	-	260	2,979	427	-	427
2025	-	435	-	265	-	265	-	435	-	265	-	435	-	265	-	435	-	435
2026	-	444	-	271	-	271	-	444	-	271	-	444	-	271	-	444	-	444
2027	-	453	-	276	-	276	-	453	-	276	-	453	-	276	-	453	-	453
2028	-	462	-	282	-	282	-	462	-	282	-	462	-	282	-	462	-	462
2029	-	471	-	287	-	287	-	471	-	287	-	471	-	287	-	471	-	471
2030	-	480	-	293	-	293	-	480	-	293	-	480	-	293	-	480	-	480
2031	-	490	-	299	-	299	-	490	-	299	-	490	-	299	-	490	-	490
	1,443		1,649		1,655		1,554		3,047		4,779		4,046		2,979		2,586	

Notes:

(1) Annual Inflation

Creekwalk Business Improvement District

Limited Tax General Obligation Bonds

Commercial Development

Collection	D 120- Orange Theory		E 100- Mod Pizza		E-120 Pacific Dental		Sprouts		Additional Retail		Full Value	Assessed 29.00%
Year	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.	Sq. Ft.	Value / Sq. Ft.		
2020	-	-	-	-	-	-	-	-	-	-	671,400	194,706
2021	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	250	-	410	-	250	-	225	-	250	-	-
2023	-	255	2,617	418	3,219	255	-	230	-	255	7,010,654	2,033,090
2024	3,587	260	-	427	-	260	-	234	-	260	11,254,714	3,263,867
2025	-	265	-	435	-	265	23,171	239	-	265	5,532,581	1,604,449
2026	-	271	-	444	-	271	-	244	11,300	271	3,057,871	886,783
2027	-	276	-	453	-	276	-	248	-	276	-	-
2028	-	282	-	462	-	282	-	253	-	282	-	-
2029	-	287	-	471	-	287	-	258	-	287	-	-
2030	-	293	-	480	-	293	-	264	-	293	-	-
2031	-	299	-	490	-	299	-	269	-	299	-	-
	3,587		2,617		3,219		23,171		11,300		27,527,220	7,982,894

Notes:

(1) Annual Inflation

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Limited Tax Supported and Special Revenue Bonds, Series 2021A & 2021B**

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SOURCES AND USES OF FUNDS

**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Bonds, Series 2021A & 2021B**

Dated Date 11/30/2021
Delivery Date 11/30/2021

Sources:	Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A	Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2021B	Total
Bond Proceeds:			
Par Amount	11,740,000.00	2,900,000.00	14,640,000.00
	<u>11,740,000.00</u>	<u>2,900,000.00</u>	<u>14,640,000.00</u>
Uses:			
Project Fund Deposits:			
Project Fund	8,733,169.21	2,856,500.00	11,589,669.21
Other Fund Deposits:			
Capitalized Interest Fund	1,600,000.00		1,600,000.00
Debt Service Reserve Fund	<u>1,080,730.79</u>		<u>1,080,730.79</u>
	2,680,730.79		2,680,730.79
Delivery Date Expenses:			
Cost of Issuance	150,000.00		150,000.00
Underwriter's Discount	<u>176,100.00</u>	<u>43,500.00</u>	<u>219,600.00</u>
	326,100.00	43,500.00	369,600.00
	<u>11,740,000.00</u>	<u>2,900,000.00</u>	<u>14,640,000.00</u>

BOND PRICING

**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Bonds, Series 2021A & 2021B**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A, Term Bond 2029:	12/01/2029	990,000	5.000%	5.000%	100.000
Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A, Term Bond 2039:	12/01/2039	4,775,000	5.500%	5.500%	100.000
Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A, Term Bond 2049:	12/01/2049	5,975,000	5.750%	5.750%	100.000
Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2021B, Term Bond 2049:	12/15/2049	2,900,000	8.000%	8.000%	100.000
		14,640,000			

Dated Date	11/30/2021	
Delivery Date	11/30/2021	
Par Amount	14,640,000.00	
Original Issue Discount		
Production	14,640,000.00	100.000000%
Underwriter's Discount	-219,600.00	-1.500000%
Purchase Price	14,420,400.00	98.500000%
Accrued Interest		
Net Proceeds	14,420,400.00	

BOND DEBT SERVICE BREAKDOWN**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Bonds, Series 2021A & 2021B**

Period Ending	Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A	Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2021B	Total
12/31/2021	1,821.35	9,666.67	11,488.02
12/31/2022	655,687.50	232,000.00	887,687.50
12/31/2023	655,687.50	232,000.00	887,687.50
12/31/2024	655,687.50	232,000.00	887,687.50
12/31/2025	745,687.50	232,000.00	977,687.50
12/31/2026	836,187.50	232,000.00	1,068,187.50
12/31/2027	851,937.50	232,000.00	1,083,937.50
12/31/2028	871,437.50	232,000.00	1,103,437.50
12/31/2029	884,437.50	232,000.00	1,116,437.50
12/31/2030	901,187.50	232,000.00	1,133,187.50
12/31/2031	919,962.50	232,000.00	1,151,962.50
12/31/2032	936,812.50	232,000.00	1,168,812.50
12/31/2033	956,737.50	232,000.00	1,188,737.50
12/31/2034	964,462.50	232,000.00	1,196,462.50
12/31/2035	995,537.50	232,000.00	1,227,537.50
12/31/2036	1,018,587.50	232,000.00	1,250,587.50
12/31/2037	1,033,887.50	232,000.00	1,265,887.50
12/31/2038	1,056,712.50	232,000.00	1,288,712.50
12/31/2039	1,071,512.50	232,000.00	1,303,512.50
12/31/2040	1,143,562.50	232,000.00	1,375,562.50
12/31/2041	607,562.50	232,000.00	839,562.50
12/31/2042	619,737.50	232,000.00	851,737.50
12/31/2043	630,187.50	232,000.00	862,187.50
12/31/2044	643,912.50	232,000.00	875,912.50
12/31/2045	655,625.00	232,000.00	887,625.00
12/31/2046	670,325.00	232,000.00	902,325.00
12/31/2047	682,725.00	232,000.00	914,725.00
12/31/2048	697,825.00	232,000.00	929,825.00
12/31/2049	1,845,337.50	3,132,000.00	4,977,337.50
	24,210,771.35	9,405,666.67	33,616,438.02

BOND SUMMARY STATISTICS**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Bonds, Series 2021A & 2021B**

	Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A	Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2021B	Aggregate
Dated Date	11/30/2021	11/30/2021	11/30/2021
Delivery Date	11/30/2021	11/30/2021	11/30/2021
First Coupon	12/01/2021	12/15/2021	12/01/2021
Last Maturity	12/01/2049	12/15/2049	12/15/2049
Arbitrage Yield	6.190278%	6.190278%	6.190278%
True Interest Cost (TIC)	5.768134%	8.137206%	6.325653%
Net Interest Cost (NIC)	5.731056%	8.053492%	6.356442%
All-In TIC	5.887337%	8.137206%	6.419942%
Average Coupon	5.651255%	8.000000%	6.283725%
Average Life (years)	18.797	28.042	20.628
Weighted Average Maturity (years)	18.797	28.042	20.628
Duration of Issue (years)	11.304	11.452	11.472
Par Amount	11,740,000.00	2,900,000.00	14,640,000.00
Bond Proceeds	11,740,000.00	2,900,000.00	14,640,000.00
Total Interest	12,470,771.35	6,505,666.67	18,976,438.02
Net Interest	12,646,871.35	6,549,166.67	19,196,038.02
Total Debt Service	24,210,771.35	9,405,666.67	33,616,438.02
Maximum Annual Debt Service	1,845,337.50	3,132,000.00	4,977,337.50
Average Annual Debt Service	864,584.63	335,417.53	1,198,803.14
Underwriter's Fees (per \$1000)			
Average Takedown			
Other Fee	15.000000	15.000000	15.000000
Total Underwriter's Discount	15.000000	15.000000	15.000000
Bid Price	98.500000	98.500000	98.500000

BOND SUMMARY STATISTICS

**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Bonds, Series 2021A & 2021B**

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond 2029	990,000.00	100.000	5.000%	6.412	643.50
Term Bond 2039	4,775,000.00	100.000	5.500%	14.266	5,395.75
Term Bond 2049	8,875,000.00	100.000	6.554%	25.637	11,464.50
	14,640,000.00			20.628	17,503.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	14,640,000.00	14,640,000.00	14,640,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-219,600.00	-219,600.00	
- Cost of Issuance Expense		-150,000.00	
- Other Amounts			
Target Value	14,420,400.00	14,270,400.00	14,640,000.00
Target Date	11/30/2021	11/30/2021	11/30/2021
Yield	6.325653%	6.419942%	6.190278%

BOND DEBT SERVICE**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Senior Bonds, Series 2021A**

Period Ending	Principal	Coupon	Interest	Debt Service
12/31/2021			1,821.35	1,821.35
12/31/2022			655,687.50	655,687.50
12/31/2023			655,687.50	655,687.50
12/31/2024			655,687.50	655,687.50
12/31/2025	90,000	5.000%	655,687.50	745,687.50
12/31/2026	185,000	5.000%	651,187.50	836,187.50
12/31/2027	210,000	5.000%	641,937.50	851,937.50
12/31/2028	240,000	5.000%	631,437.50	871,437.50
12/31/2029	265,000	5.000%	619,437.50	884,437.50
12/31/2030	295,000	5.500%	606,187.50	901,187.50
12/31/2031	330,000	5.500%	589,962.50	919,962.50
12/31/2032	365,000	5.500%	571,812.50	936,812.50
12/31/2033	405,000	5.500%	551,737.50	956,737.50
12/31/2034	435,000	5.500%	529,462.50	964,462.50
12/31/2035	490,000	5.500%	505,537.50	995,537.50
12/31/2036	540,000	5.500%	478,587.50	1,018,587.50
12/31/2037	585,000	5.500%	448,887.50	1,033,887.50
12/31/2038	640,000	5.500%	416,712.50	1,056,712.50
12/31/2039	690,000	5.500%	381,512.50	1,071,512.50
12/31/2040	800,000	5.750%	343,562.50	1,143,562.50
12/31/2041	310,000	5.750%	297,562.50	607,562.50
12/31/2042	340,000	5.750%	279,737.50	619,737.50
12/31/2043	370,000	5.750%	260,187.50	630,187.50
12/31/2044	405,000	5.750%	238,912.50	643,912.50
12/31/2045	440,000	5.750%	215,625.00	655,625.00
12/31/2046	480,000	5.750%	190,325.00	670,325.00
12/31/2047	520,000	5.750%	162,725.00	682,725.00
12/31/2048	565,000	5.750%	132,825.00	697,825.00
12/31/2049	1,745,000	5.750%	100,337.50	1,845,337.50
	11,740,000		12,470,771.35	24,210,771.35

BOND DEBT SERVICE

**Creekwalk Marketplace Business Improvement District
Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2021B**

Period Ending	Principal	Coupon	Interest	Debt Service
12/31/2021			9,666.67	9,666.67
12/31/2022			232,000.00	232,000.00
12/31/2023			232,000.00	232,000.00
12/31/2024			232,000.00	232,000.00
12/31/2025			232,000.00	232,000.00
12/31/2026			232,000.00	232,000.00
12/31/2027			232,000.00	232,000.00
12/31/2028			232,000.00	232,000.00
12/31/2029			232,000.00	232,000.00
12/31/2030			232,000.00	232,000.00
12/31/2031			232,000.00	232,000.00
12/31/2032			232,000.00	232,000.00
12/31/2033			232,000.00	232,000.00
12/31/2034			232,000.00	232,000.00
12/31/2035			232,000.00	232,000.00
12/31/2036			232,000.00	232,000.00
12/31/2037			232,000.00	232,000.00
12/31/2038			232,000.00	232,000.00
12/31/2039			232,000.00	232,000.00
12/31/2040			232,000.00	232,000.00
12/31/2041			232,000.00	232,000.00
12/31/2042			232,000.00	232,000.00
12/31/2043			232,000.00	232,000.00
12/31/2044			232,000.00	232,000.00
12/31/2045			232,000.00	232,000.00
12/31/2046			232,000.00	232,000.00
12/31/2047			232,000.00	232,000.00
12/31/2048			232,000.00	232,000.00
12/31/2049	2,900,000	8.000%	232,000.00	3,132,000.00
	2,900,000		6,505,666.67	9,405,666.67