

First and Main Business Improvement District
52.665 Mill Limited Tax General Obligation Bond, Series 2025
Bond Type = Non-Rated Cash Flow Bond | Payment Frequency = Annual Payments
Maturity Date = 12/01/2055 | Interest Rate = 7.00% | Optional Call Date = 12/01/2035 @ 100
2/04/25 Preliminary Bond Numbers

Collect Year	Yr #	Assessed Value	AV Chg %	Max Mill Levy	Mill Levy Revenue	S.O. Taxes @ 0%	Less: Collection Fee @ 1.50%	Existing D/S Funds Used	Transfer from Dist. No. 2	Surplus Fund Balance EOY	Surplus Fund Allocation	Total Revenue	2025 Principal	Interest Rate	2025 Interest	2025 D/S	Existing D/S	Total D/S	Revenue After D/S	Coverage Ratio
2025	2	3,760,860	-	52.665	198,066	-	-2,971	-	113,336	434,142	-	308,431	-	7.000%	72,289	72,289	152,000	224,289	84,142	1.38
2026	3	3,836,077	2.00%	52.665	202,027	-	-3,030	-	66,909	321,998	-112,144	265,906	-	7.000%	230,300	230,300	147,750	378,050	-112,144	0.70
2027	4	3,836,077	-	52.665	202,027	-	-3,030	-	78,821	221,016	-100,983	277,817	-	7.000%	230,300	230,300	148,500	378,800	-100,983	0.73
2028	5	3,912,799	2.00%	52.665	206,068	-	-3,091	-	118,314	163,182	-57,834	321,291	-	7.000%	230,300	230,300	148,825	379,125	-57,834	0.85
2029	6	3,912,799	-	52.665	206,068	-	-3,091	-	129,015	116,149	-47,033	331,992	-	7.000%	230,300	230,300	148,725	379,025	-47,033	0.88
2030	7	3,991,055	2.00%	52.665	210,189	-	-3,153	-	168,042	112,727	-3,421	375,079	-	7.000%	230,300	230,300	148,200	378,500	-3,421	0.99
2031	8	3,991,055	-	52.665	210,189	-	-3,153	-	175,514	112,727	-	382,550	-	7.000%	230,300	230,300	152,250	382,550	-	1.00
2032	9	4,070,876	2.00%	52.665	214,393	-	-3,216	-	169,573	112,727	-	380,750	-	7.000%	230,300	230,300	150,450	380,750	-	1.00
2033	10	4,070,876	-	52.665	214,393	-	-3,216	-	167,348	112,727	-	378,525	-	7.000%	230,300	230,300	148,225	378,525	-	1.00
2034	11	4,152,293	2.00%	52.665	218,681	-	-3,280	-	165,475	112,727	-	380,875	-	7.000%	230,300	230,300	150,575	380,875	-	1.00
2035	12	4,152,293	-	52.665	218,681	-	-3,280	-	166,975	112,727	-	382,375	-	7.000%	230,300	230,300	152,075	382,375	-	1.00
2036	13	4,235,339	2.00%	52.665	223,054	-	-3,346	-	163,317	112,727	-	383,025	-	7.000%	230,300	230,300	152,725	383,025	-	1.00
2037	14	4,235,339	-	52.665	223,054	-	-3,346	-	158,117	112,727	-	377,825	-	7.000%	230,300	230,300	147,525	377,825	-	1.00
2038	15	4,320,046	2.00%	52.665	227,515	-	-3,413	-	158,098	112,727	-	382,200	-	7.000%	230,300	230,300	151,900	382,200	-	1.00
2039	16	4,320,046	-	52.665	227,515	-	-3,413	-	111,198	112,727	-	335,300	105,000	7.000%	230,300	335,300	-	335,300	-	1.00
2040	17	4,406,447	2.00%	52.665	232,066	-	-3,481	-	109,365	112,727	-	337,950	115,000	7.000%	222,950	337,950	-	337,950	-	1.00
2041	18	4,406,447	-	52.665	232,066	-	-3,481	-	106,315	112,727	-	334,900	120,000	7.000%	214,900	334,900	-	334,900	-	1.00
2042	19	4,494,576	2.00%	52.665	236,707	-	-3,551	-	103,344	112,727	-	336,500	130,000	7.000%	206,500	336,500	-	336,500	-	1.00
2043	20	4,494,576	-	52.665	236,707	-	-3,551	-	104,244	112,727	-	337,400	140,000	7.000%	197,400	337,400	-	337,400	-	1.00
2044	21	4,584,467	2.00%	52.665	241,441	-	-3,622	-	99,781	112,727	-	337,600	150,000	7.000%	187,600	337,600	-	337,600	-	1.00
2045	22	4,584,467	-	52.665	241,441	-	-3,622	-	99,281	112,727	-	337,100	160,000	7.000%	177,100	337,100	-	337,100	-	1.00
2046	23	4,676,157	2.00%	52.665	246,270	-	-3,694	-	93,324	112,727	-	335,900	170,000	7.000%	165,900	335,900	-	335,900	-	1.00
2047	24	4,676,157	-	52.665	246,270	-	-3,694	-	96,424	112,727	-	339,000	185,000	7.000%	154,000	339,000	-	339,000	-	1.00
2048	25	4,769,680	2.00%	52.665	251,195	-	-3,768	-	88,623	112,727	-	336,050	195,000	7.000%	141,050	336,050	-	336,050	-	1.00
2049	26	4,769,680	-	52.665	251,195	-	-3,768	-	89,973	112,727	-	337,400	210,000	7.000%	127,400	337,400	-	337,400	-	1.00
2050	27	4,865,073	2.00%	52.665	256,219	-	-3,843	-	85,324	112,727	-	337,700	225,000	7.000%	112,700	337,700	-	337,700	-	1.00
2051	28	4,865,073	-	52.665	256,219	-	-3,843	-	84,574	112,727	-	336,950	240,000	7.000%	96,950	336,950	-	336,950	-	1.00
2052	29	4,962,375	2.00%	52.665	261,343	-	-3,920	-	82,727	112,727	-	340,150	260,000	7.000%	80,150	340,150	-	340,150	-	1.00
2053	30	4,962,375	-	52.665	261,343	-	-3,920	-	79,527	112,727	-	336,950	275,000	7.000%	61,950	336,950	-	336,950	-	1.00
2054	31	5,061,622	2.00%	52.665	266,570	-	-3,999	-	75,128	112,727	-	337,700	295,000	7.000%	42,700	337,700	-	337,700	-	1.00
2055	32	5,061,622	-	52.665	266,570	-	-3,999	-	74,478	112,727	-	337,050	315,000	7.000%	22,050	337,050	-	337,050	-	1.00
Total					7,575,860	-	-113,638	-	3,790,712		-321,415	11,252,935	3,290,000		5,507,789	8,797,789	2,399,775	11,197,564	55,371	

Use of Funds on Hand	Amount
Funds on Hand CYE 2025 (Est.)	-
Less: Funds Used in 2025 for D/S	-
Remaining Funds on Hand	-
Annual Amount Used	-

Project Fund Summary	Amount
Net Project Proceeds	3,225,000
Total	3,225,000

Sources and Uses of Funds	Amount
Bond Proceeds Amount	3,290,000
Cash Transfer from District 2	350,000
Project Fund - Developer Reimbursement	3,225,000
Costs of issuance	65,000
Surplus Fund	350,000
Total	3,640,000

First and Main Business Improvement District
52.665 Mill Limited Tax General Obligation Bond, Series 2025
Bond Type = Non-Rated Cash Flow Bond | Payment Frequency = Annual Payments
Maturity Date = 12/01/2055 | Interest Rate = 7.00% | Optional Call Date = 12/01/2035 @ 100
2/04/25 Preliminary Bond Numbers

GO Debt

8.500% \$1,650,000 Orig Principal Amt 2009 Limited Tax GO Bond					Series 2025 \$3,290,000 Proposed New Debt Service				\$4,940,000 Orig Principal Amt Total Debt Service			
Year	Principal	Interest	CAPI	D/S	Principal	Interest	CAPI	D/S	Principal	Interest	CAPI	D/S
2023	40,000	109,225		149,225					40,000	109,225	-	149,225
2024	45,000	105,825		150,825					45,000	105,825	-	150,825
2025	50,000	102,000		152,000	-	72,289		72,289	50,000	174,289	-	224,289
2026	50,000	97,750		147,750	-	230,300		230,300	50,000	328,050	-	378,050
2027	55,000	93,500		148,500	-	230,300		230,300	55,000	323,800	-	378,800
2028	60,000	88,825		148,825	-	230,300		230,300	60,000	319,125	-	379,125
2029	65,000	83,725		148,725	-	230,300		230,300	65,000	314,025	-	379,025
2030	70,000	78,200		148,200	-	230,300		230,300	70,000	308,500	-	378,500
2031	80,000	72,250		152,250	-	230,300		230,300	80,000	302,550	-	382,550
2032	85,000	65,450		150,450	-	230,300		230,300	85,000	295,750	-	380,750
2033	90,000	58,225		148,225	-	230,300		230,300	90,000	288,525	-	378,525
2034	100,000	50,575		150,575	-	230,300		230,300	100,000	280,875	-	380,875
2035	110,000	42,075		152,075	-	230,300		230,300	110,000	272,375	-	382,375
2036	120,000	32,725		152,725	-	230,300		230,300	120,000	263,025	-	383,025
2037	125,000	22,525		147,525	-	230,300		230,300	125,000	252,825	-	377,825
2038	140,000	11,900		151,900	-	230,300		230,300	140,000	242,200	-	382,200
2039					105,000	230,300		335,300	105,000	230,300	-	335,300
2040					115,000	222,950		337,950	115,000	222,950	-	337,950
2041					120,000	214,900		334,900	120,000	214,900	-	334,900
2042					130,000	206,500		336,500	130,000	206,500	-	336,500
2043					140,000	197,400		337,400	140,000	197,400	-	337,400
2044					150,000	187,600		337,600	150,000	187,600	-	337,600
2045					160,000	177,100		337,100	160,000	177,100	-	337,100
2046					170,000	165,900		335,900	170,000	165,900	-	335,900
2047					185,000	154,000		339,000	185,000	154,000	-	339,000
2048					195,000	141,050		336,050	195,000	141,050	-	336,050
2049					210,000	127,400		337,400	210,000	127,400	-	337,400
2050					225,000	112,700		337,700	225,000	112,700	-	337,700
2051					240,000	96,950		336,950	240,000	96,950	-	336,950
2052					260,000	80,150		340,150	260,000	80,150	-	340,150
2053					275,000	61,950		336,950	275,000	61,950	-	336,950
2054					295,000	42,700		337,700	295,000	42,700	-	337,700
2055					315,000	22,050		337,050	315,000	22,050	-	337,050
Total	1,285,000	1,114,775	-	2,399,775	3,290,000	5,507,789	-	8,797,789	3,965,000	6,557,814	-	10,522,814