

TAX YEAR	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	1	2	3	4	5	6	7	8	9	10	11	12	
Base Value													
Increment	\$ 859,084	\$ 880,561	\$ 902,575	\$ 925,140	\$ 948,268	\$ 971,975	\$ 996,274	\$ 1,021,181	\$ 1,046,711	\$ 1,072,878	\$ 1,099,700	\$ 1,127,193	
Total Value	\$ 35,222,452	\$ 36,103,014	\$ 37,005,589	\$ 37,930,729	\$ 38,878,997	\$ 39,850,972	\$ 40,847,246	\$ 41,868,427	\$ 42,915,138	\$ 43,988,016	\$ 45,087,717	\$ 46,214,910	
INCOME													
TIF	\$ 22,181	\$ 22,736	\$ 23,304	\$ 23,887	\$ 24,484	\$ 25,096	\$ 25,724	\$ 26,367	\$ 27,026	\$ 27,702	\$ 28,394	\$ 29,104	
Parking Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DDA Millage	\$ 70,445	\$ 72,206	\$ 74,011	\$ 75,861	\$ 77,758	\$ 79,702	\$ 81,694	\$ 83,737	\$ 85,830	\$ 87,976	\$ 90,175	\$ 92,430	
Loan Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 92,626	\$ 94,942	\$ 97,315	\$ 99,748	\$ 102,242	\$ 104,798	\$ 107,418	\$ 110,104	\$ 112,856	\$ 115,678	\$ 118,569	\$ 121,534	
EXPENSES													
Operations and Maintenance													
Parking Lot, Alley and infrastructure Maintenance and Maintenance Staff	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
Seasonal Décor, Plantings, Landscaping and Maintenance	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
Operating Supplies	\$ 22,000	\$ 22,550	\$ 23,114	\$ 23,692	\$ 24,284	\$ 24,891	\$ 25,513	\$ 26,151	\$ 26,805	\$ 27,475	\$ 28,162	\$ 28,866	
Total	\$ 42,000	\$ 42,550	\$ 43,114	\$ 43,692	\$ 44,284	\$ 44,891	\$ 45,513	\$ 46,151	\$ 46,805	\$ 47,475	\$ 48,162	\$ 48,866	
Professional Services, Marketing and Grant Making													
Grant Programs	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -		\$ 25,000	\$ -	
Marketing	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 5,000
Professional Services	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 30,000	\$ 30,000	
Total	\$ 25,000	\$ 25,000	\$ 53,000	\$ 28,000	\$ 53,000	\$ 28,000	\$ 28,000	\$ 53,000	\$ 28,000	\$ 28,000	\$ 58,000	\$ 35,000	
Streetscape, Sidewalk Ammenities and Infrastructure Upgrades													
Streetscape Improvements, Public Art, and Sidewalk Ammenities	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Pleasant Street Plaza	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	
Alley Updates													
Parking Lot Updates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
State Street Streetscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Broad Street Streetscape	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Main Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Administration													
DDA Staff													
Admin Expenses	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 5,000	\$ 5,000	
Annual Audit (TIF)	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	
Board Expenses / Transportation and Eductation / Prof. Memberships	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,000	\$ 3,000	
Total	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 10,500	\$ 10,500	
TOTAL	\$ 74,500	\$ 80,050	\$ 108,614	\$ 84,192	\$ 109,784	\$ 85,391	\$ 86,013	\$ 111,651	\$ 87,305	\$ 87,975	\$ 121,662	\$ 99,366	
REVENUE OVER/UNDER EXPENSES	\$ 18,126	\$ 14,892	\$ (11,298)	\$ 15,557	\$ (7,542)	\$ 19,407	\$ 21,405	\$ (1,548)	\$ 25,551	\$ 27,703	\$ (3,092)	\$ 22,168	
CUMULATIVE		\$ 33,018	\$ 21,720	\$ 37,277	\$ 29,735	\$ 49,142	\$ 70,547	\$ 68,999	\$ 94,551	\$ 122,253	\$ 119,161	\$ 141,329	

St. Joseph DDA														
THIRTY-YEAR CASH FLOW ANALYSIS														
2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
13	14	15	16	17	18	19	20	21	22	23	24	25	26	
\$ 1,155,373	\$ 1,184,257	\$ 1,213,863	\$ 1,244,210	\$ 1,275,315	\$ 1,307,198	\$ 1,339,878	\$ 1,373,375	\$ 1,407,709	\$ 1,442,902	\$ 1,478,975	\$ 1,515,949	\$ 1,553,848	\$ 1,592,694	
\$ 47,370,282	\$ 48,554,539	\$ 49,768,403	\$ 51,012,613	\$ 52,287,928	\$ 53,595,126	\$ 54,935,005	\$ 56,308,380	\$ 57,716,089	\$ 59,158,991	\$ 60,637,966	\$ 62,153,915	\$ 63,707,763	\$ 65,300,457	
\$ 29,831	\$ 30,577	\$ 31,342	\$ 32,498	\$ 33,310	\$ 34,143	\$ 34,997	\$ 35,872	\$ 36,769	\$ 37,688	\$ 38,630	\$ 39,596	\$ 40,586	\$ 41,600	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 94,741	\$ 97,109	\$ 99,537	\$ 102,025	\$ 104,576	\$ 107,190	\$ 109,870	\$ 112,617	\$ 115,432	\$ 118,318	\$ 121,276	\$ 124,308	\$ 127,416	\$ 130,601	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 124,572	\$ 127,686	\$ 130,879	\$ 134,523	\$ 137,886	\$ 141,333	\$ 144,867	\$ 148,488	\$ 152,201	\$ 156,006	\$ 159,906	\$ 163,904	\$ 168,001	\$ 172,201	
\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
\$ 29,588	\$ 30,327	\$ 31,085	\$ 31,863	\$ 32,659	\$ 33,476	\$ 34,312	\$ 35,170	\$ 36,050	\$ 36,951	\$ 37,875	\$ 38,821	\$ 39,792	\$ 40,787	
\$ 49,588	\$ 50,327	\$ 51,085	\$ 51,863	\$ 52,659	\$ 53,476	\$ 54,312	\$ 55,170	\$ 56,050	\$ 56,951	\$ 57,875	\$ 58,821	\$ 59,792	\$ 60,787	
\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
\$ 35,000	\$ 60,000	\$ 35,000	\$ 35,000	\$ 60,000	\$ 35,000	\$ 35,000	\$ 45,000	\$ 35,000	\$ 85,000	\$ 35,000	\$ 35,000	\$ 85,000	\$ 35,000	
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				\$ -							\$ 125,000			
\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 105,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 105,000	\$ 5,000	\$ 130,000	\$ 5,000	\$ 5,000	
\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	
\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	
\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	\$ 10,500	
\$ 100,088	\$ 125,827	\$ 101,585	\$ 102,363	\$ 228,159	\$ 103,976	\$ 104,812	\$ 115,670	\$ 106,550	\$ 257,451	\$ 108,375	\$ 234,321	\$ 160,292	\$ 111,287	
\$ 24,485	\$ 1,859	\$ 29,293	\$ 32,161	\$ (90,273)	\$ 37,358	\$ 40,054	\$ 32,818	\$ 45,651	\$ (101,445)	\$ 51,531	\$ (70,418)	\$ 7,709	\$ 60,914	
\$ 165,813	\$ 167,672	\$ 196,965	\$ 229,126	\$ 138,853	\$ 176,211	\$ 216,265	\$ 249,084	\$ 294,735	\$ 193,290	\$ 244,821	\$ 174,403	\$ 182,112	\$ 243,027	

2052	2053	2054	2055	Total
27	28	29	30	

\$	1,632,511	\$	1,673,324	\$	1,715,157	\$	1,758,036	\$	37,716,119
\$	66,932,969	\$	68,606,293	\$	70,321,450	\$	72,079,487		

\$	42,640	\$	43,706	\$	44,799	\$	45,919	\$	980,507
\$	-	\$	-	\$	-	\$	-	\$	-
\$	133,866	\$	137,213	\$	140,643	\$	144,159	\$	3,092,722
\$	-	\$	-	\$	-	\$	-	\$	-
\$	176,506	\$	180,919	\$	185,442	\$	190,078	\$	4,073,229

\$	10,000	\$	10,000	\$	10,000	\$	300,000
\$	10,000	\$	10,000	\$	10,000	\$	300,000
\$	41,806	\$	42,852	\$	43,923	\$	965,859
\$	61,806	\$	62,852	\$	63,923	\$	1,565,859

\$	-	\$	40,000	\$	25,000	\$	25,000	\$	350,000
\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	122,000
\$	30,000	\$	30,000	\$	30,000	\$	30,000	\$	850,000
\$	35,000	\$	75,000	\$	60,000	\$	60,000	\$	1,322,000

\$	5,000	\$	5,000	\$	5,000	\$	5,000	\$	145,000
\$	-	\$	-	\$	-			\$	-
\$	100,000					\$	15,000	\$	240,000
\$	-	\$	-	\$	-	\$	-	\$	200,000
\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-
\$	-	\$	-	\$	-	\$	-	\$	-
\$	105,000	\$	5,000	\$	5,000	\$	20,000	\$	585,000

	\$	30,000	\$	30,000	\$	90,000	
\$	5,000	\$	5,000	\$	5,000	\$	130,000
\$	2,500	\$	2,500	\$	2,500	\$	75,000
\$	3,000	\$	3,000	\$	3,000	\$	80,000
\$	10,500	\$	40,500	\$	40,500	\$	375,000

\$	212,306	\$	183,352	\$	169,423	\$	185,521	\$	7,695,719
<u>\$</u>	<u>(35,800)</u>	<u>\$</u>	<u>(2,433)</u>	<u>\$</u>	<u>16,019</u>	<u>\$</u>	<u>4,557</u>	<u>\$</u>	<u>(3,622,490)</u>

\$	207,226	\$	204,794	\$	220,812	\$	225,369		
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