

Buchanan DDA PROJECTED TAX VALUE CAPTURE AND TIF REVENUE GENERATION
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Table - 1

Tax Year	Captured Value	TAXABLE VALUE CAPTURE			High Projection		DDA REVENUE		Low Projection	
		High	Moderate	Low	Annual	Cumulative	Moderate Projection Annual	Cumulative	Annual	Cumulative
2025	4,026,526									
2026	1	4,227,852	4,127,189	4,066,791	115,138	115,138	112,397	112,397	110,752	110,752
2027	2	4,439,245	4,230,369	4,107,459	120,895	236,034	115,207	227,604	111,860	222,612
2028	3	4,661,207	4,336,128	4,148,534	126,940	362,974	118,087	345,691	112,978	335,590
2029	4	4,894,268	4,444,531	4,190,019	133,287	496,261	121,039	466,730	114,108	449,698
2030	5	5,138,981	4,555,645	4,231,919	139,951	636,212	124,065	590,795	115,249	564,947
2031	6	5,395,930	4,669,536	4,274,238	146,949	783,161	127,167	717,962	116,402	681,349
2032	7	5,665,726	4,786,274	4,316,981	154,296	937,458	130,346	848,308	117,566	798,915
2033	8	5,949,013	4,905,931	4,360,151	162,011	1,099,469	133,605	981,913	118,741	917,656
2034	9	6,246,463	5,028,579	4,403,752	170,112	1,269,581	136,945	1,118,858	119,929	1,037,585
2035	10	6,558,787	5,154,294	4,447,790	178,617	1,448,198	140,368	1,259,226	121,128	1,158,712
2036	11	6,886,726	5,283,151	4,492,268	187,548	1,635,746	143,878	1,403,104	122,339	1,281,052
2037	12	7,231,062	5,415,230	4,537,190	196,926	1,832,672	147,475	1,550,578	123,563	1,404,614
2038	13	7,592,615	5,550,611	4,582,562	206,772	2,039,444	151,161	1,701,740	124,798	1,529,413
2039	14	7,972,246	5,689,376	4,628,388	217,111	2,256,555	154,940	1,856,680	126,046	1,655,459
2040	15	8,370,858	5,831,610	4,674,672	227,966	2,484,521	158,814	2,015,494	127,307	1,782,766

ANNUAL COMPOUND GROWTH RATE ASSUMPTIONS
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Future growth predictor:

High	5.0%
Moderate	2.5%
Low	1.0%

APPLICABLE MILLAGE RATE FOR CAPTURE
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City General	16.8230
City Spec	0.9908
Library	1.1874
LMC	2.2654
County General	4.7680
County Spec	1.1987
Total	<u>27.2333</u>

Buchanan DDA

TAXING JURISDICTION IMPACT ANALYSIS - MODERATE GROWTH ASSUMPTION

Table - 2

		TAX YEAR																
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Total Tax Increment		4,127,189	4,230,369	4,336,128	4,444,531	4,555,645	4,669,536	4,786,274	4,905,931	5,028,579	5,154,294	5,283,151	5,415,230	5,550,611	5,689,376	5,831,610		
City	17.8138	73,521	75,359	77,243	79,174	81,153	83,182	85,262	87,393	89,578	91,818	94,113	96,466	98,877	101,349	103,883	1,318,372	65%
Library	1.1874	4,901	5,023	5,149	5,277	5,409	5,545	5,683	5,825	5,971	6,120	6,273	6,430	6,591	6,756	6,924	87,878	4%
RESA	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SET	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
School Ops	0.0000	-																
LMC	2.2654	9,350	9,583	9,823	10,069	10,320	10,578	10,843	11,114	11,392	11,677	11,968	12,268	12,574	12,889	13,211	167,659	
	2.2654	9,350	9,583	9,823	10,069	10,320	10,578	10,843	11,114	11,392	11,677	11,968	12,268	12,574	12,889	13,211	167,659	8%
																	-	
County General	4.7680	19,678	20,170	20,675	21,192	21,721	22,264	22,821	23,391	23,976	24,576	25,190	25,820	26,465	27,127	27,805	352,872	
911	0.4495	1,855	1,902	1,949	1,998	2,048	2,099	2,151	2,205	2,260	2,317	2,375	2,434	2,495	2,557	2,621	33,267	
Law Enforcement	0.3496	1,443	1,479	1,516	1,554	1,593	1,632	1,673	1,715	1,758	1,802	1,847	1,893	1,940	1,989	2,039	25,873	
Senior Citizen	0.2997	1,237	1,268	1,300	1,332	1,365	1,399	1,434	1,470	1,507	1,545	1,583	1,623	1,664	1,705	1,748	22,180	
Parks	0.0999	412	423	433	444	455	466	478	490	502	515	528	541	555	568	583	7,393	
	5.9667	24,626	25,241	25,872	26,519	27,182	27,862	28,558	29,272	30,004	30,754	31,523	32,311	33,119	33,947	34,795	441,586	22%
Total	27.2333	112,397	115,207	118,087	121,039	124,065	127,167	130,346	133,605	136,945	140,368	143,878	147,475	151,161	154,940	158,814	2,015,494	
City Share		73521	75359	77243	79174	81153	83182	85262	87393	89578	91818	94113	96466	98877	101349	103883		
Other Local Unit Share		38876	39848	40844	41865	42912	43985	45084	46211	47367	48551	49765	51009	52284	53591	54931		

Buchanan DDA

FIFTEEN-YEAR CASH FLOW ANALYSIS

Table - 3

TAX YEAR	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Base Value	4,026,526															
Increment	4,127,189	4,230,369	4,336,128	4,444,531	4,555,645	4,669,536	4,786,274	4,905,931	5,028,579	5,154,294	5,283,151	5,415,230	5,550,611	5,689,376	5,831,610	
Total Value	8,153,715	8,256,895	8,362,654	8,471,057	8,582,171	8,696,062	8,812,800	8,932,457	9,055,105	9,180,820	9,309,677	9,441,756	9,577,137	9,715,902	9,858,136	
INCOME																
TIF	112,397	115,207	118,087	121,039	124,065	127,167	130,346	133,605	136,945	140,368	143,878	147,475	151,161	154,940	158,814	2,015,494
Improvement Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fees (Farmers Market)	5,800	5,916	6,034	6,155	6,278	6,404	6,532	6,662	6,796	6,932	7,070	7,212	7,356	7,503	7,653	100,302
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	118,197	121,123	124,121	127,194	130,343	133,571	136,878	140,267	143,740	147,300	150,948	154,686	158,517	162,443	166,467	2,115,796
EXPENSES																
Operating Expenses																
Board Member Expenses	1,500	1,538	1,576	1,615	1,656	1,697	1,740	1,783	1,828	1,873	1,920	1,968	2,017	2,068	2,119	26,898
Annual Audit	2,500	2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	44,830
Cost Allocation to City	2,500	2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	44,830
Programs																
Downtown Marketing, Signage & Wayfinding (1)	130,000	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	38,403	39,363	40,347	41,355	625,569
Special Events	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	38,403	39,363	40,347	41,355	42,389	537,958
Tin Shop Theatre (2)	13,250	13,581	13,921	14,269	14,626	14,991	15,366	15,750	16,144	16,547	16,961	17,385	17,820	18,265	18,722	237,598
Pears Mill (2)	11,900	12,198	12,502	12,815	13,135	13,464	13,800	14,145	14,499	14,861	15,233	15,614	16,004	16,404	16,814	213,390
Farmers Market (2)	10,850	11,121	11,399	11,684	11,976	12,276	12,583	12,897	13,220	13,550	13,889	14,236	14,592	14,957	15,331	194,561
Building Façade Grants (3)	-	50,000	51,250	52,531	53,845	55,191	-	-	-	-	-	-	-	-	-	262,816
Commons Operations / Maint. (2)	25,000	25,625	26,266	26,922	27,595	28,285	28,992	29,717	30,460	31,222	32,002	32,802	33,622	34,463	35,324	448,298
Improvement Loans	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Loss Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	227,500	179,938	184,436	189,047	193,773	198,617	147,012	150,688	154,455	158,316	162,274	166,331	170,489	174,751	179,120	2,636,748
REVENUE OVER/UNDER EXPENSES	(109,303)	(58,815)	(60,315)	(61,853)	(63,430)	(65,047)	(10,135)	(10,421)	(10,714)	(11,016)	(11,326)	(11,645)	(11,972)	(12,308)	(12,653)	(520,952)
CASH FLOW																
Beginning Balance (4)	505,140	-	-	-	-	-	-	-	-	-	-	-	-	-	-	505,140
Additions to Cash Flow TIF	118,197	121,123	124,121	127,194	130,343	133,571	136,878	140,267	143,740	147,300	150,948	154,686	158,517	162,443	166,467	2,115,796
Additions to Cash Flow Interest	17,680	14,473	12,921	11,262	9,492	7,604	5,593	5,434	5,260	5,069	4,861	4,635	4,389	4,124	3,837	116,635
Subtraction from Cash Flow	(227,500)	(179,938)	(184,436)	(189,047)	(193,773)	(198,617)	(147,012)	(150,688)	(154,455)	(158,316)	(162,274)	(166,331)	(170,489)	(174,751)	(179,120)	(2,636,748)
ANNUAL	413,517	(44,342)	(47,393)	(50,590)	(53,938)	(57,443)	(4,541)	(4,986)	(5,454)	(5,947)	(6,465)	(7,010)	(7,583)	(8,184)	(8,816)	
CUMULATIVE		369,175	321,782	271,192	217,254	159,811	155,270	150,284	144,829	138,882	132,416	125,406	117,823	109,639	100,823	100,823

(1) Estimated Based on City of St. Joe, St. Joe Today, Niles Mainstreet budgets
(2) Annual Operating & Maintenance Costs per City Finance Dept 11-06-25 & 12-10-25
(3) Provides for 20 Façade Grants at \$12,500 per Grant
(4) Cash, Investments and Receivables per City Finance Dept 12-10-25