

CIA Budget Estimates

Main Street SAD to CIA Loan

Main St SAD Loan Principal (3 stakeholders, excl. Pulte)	\$698,061
Interest Rate	4.0%
Term (Years)	15
Annual Principal Payment	\$46,537

Line Item	FY26	FY27	FY28	FY29	FY30
Revenue (Assessing estimates from 6/2026)	\$1,023,080	\$1,453,581	\$1,831,671	\$2,044,350	\$2,145,621
Main St SAD Loan Repayment — Interest	-	-	\$27,922	\$26,061	\$24,199
Main St SAD Loan Repayment — Principal	-	-	\$46,537	\$46,537	\$46,537
Main St SAD Loan Repayment — Total	-	-	\$74,460	\$72,598	\$70,737

<i>Main St SAD Loan Ending Balance est.</i>			\$651,524	\$604,986	\$558,449
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Loan Expenses

Ring Road SAD Loan Principal Payments, est	(\$1,068,847)	(\$465,866)	(\$561,994)	-	-
Ring Road SAD Loan Interest Payments, est	(\$23,131)	(\$29,341)	(\$16,628)	-	-
Street Fund Loan Principal Payments (Interfund - DPW)	-	-	(\$548,431)	-	-
Street Fund Loan Interest Payments (Interfund - DPW)	-	-	(\$16,227)	-	-

Projects

Lighting	(\$489,577)	-	-	-	-
Streetscape	-	(\$957,794)	-	-	-
Road - See Street Fund Loan	-	-	-	-	-
Operations - Streetscape - Maintenance - estimate	-	-	(\$75,000)	(\$75,000)	(\$75,000)

Total (Net Change)	(\$558,475)	\$580	\$687,851	\$2,041,948	\$2,141,358
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<i>CIA Loan to SAD Fund Ending Balance 6/30</i>	\$982,592	\$546,067	-	-	-
<i>CIA Loan to Roads Fund Ending Balance 6/30</i>		\$532,889	-	-	-

Notes / Open Items:

- Main St SAD Loan Repayment corrected to use \$698,060.99 principal (3 stakeholders only, excl. Pulte) at 4%, declining-balance method, starting FY28
- Ring Road SAD Loan and Street Fund Loan figures are carried over as provided by Finance/DPW. Ring Road reflects an existing obligation where a payment was deliberately delayed a year to free up cash for the \$498,000 lighting cost. Street Fund Loan is an interfund loan: DPW fronts road-related costs, CIA repays via tax revenue plus interest.
- 'CIA Loan to SAD Fund' and 'CIA Loan to Roads Fund' ending balances are carried over as reported by Finance