AMENDED MODEL

CAPITAL IMPROVEMENTS		
Prioritized by Project	Loan 1 - 2026	Loan 2 - 2028
Loan Amount =	$ 5,000,000.00	$ 5,000,000.00
Service Rate =	0.08 %	0.08 %
Annual Interest Rate=	4.00 %	4.00 %
Loan Period (Years) =	30 Yr	30 Yr
Monthly Payment =	($24,095.86)	($24,095.86)
Annual Cost =	($289,150.34)	($289,150.34)

PROJECTED RATE REVENUE (Monthly)					SUBJECT TO FUTURE RATE STUDY (TBD)				
	2026	2027	2028	2029	2030	2031	2032	2033	2034
Residential	$ 4.25	$ 6.00	$ 6.00	$ 8.00	$ 8.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
Senior	$ 4.25	$ 6.00	$ 6.00	$ 8.00	$ 8.00	$ 10.00	$ 10.00	$ 10.00	$ 10.00
Non-Res 0-10,000 Sqft	$ 12.00	$ 18.00	$ 18.00	$ 20.00	$ 20.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00
Non-Res 10,001-50,000 Sqft	$ 36.00	$ 40.00	$ 40.00	$ 48.00	$ 48.00	$ 52.00	$ 52.00	$ 52.00	$ 52.00
Non-Res 50,001-100,000 Sqft	$ 90.00	$ 120.00	$ 120.00	$ 160.00	$ 160.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00
Non-Res 100,001-250,000 Sqft	$ 210.00	$ 240.00	$ 240.00	$ 300.00	$ 300.00	$ 360.00	$ 360.00	$ 360.00	$ 360.00
Non-Res 250,001-500,000 Sqft	$ 450.00	$ 500.00	$ 500.00	$ 550.00	$ 550.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00
Non-Res 500,001-Above Sqft	$ 450.00	$ 500.00	$ 550.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00

PROJECTED MONTHLY REVENUE ACCRUAL		2026	2027	2028	2029	2030	2031	2032	2033	2034
Number of Residential Accnts	8113	$ 34,480.25	$ 49,518.00	$ 50,358.00	$ 68,264.00	$ 69,384.00	$ 88,130.00	$ 89,530.00	$ 90,930.00	$ 92,330.00
Senior Citizens	1164	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Non Residential Accnts	635									
0-5000 Sqft	197	$ 2,364.00	$ 3,663.00	$ 3,780.00	$ 4,330.00	$ 4,460.00	$ 5,508.00	$ 5,664.00	$ 5,820.00	$ 5,976.00
5001-10000 Sqft	63	$ 756.00	$ 1,134.00	$ 1,134.00	$ 1,260.00	$ 1,260.00	$ 1,512.00	$ 1,512.00	$ 1,512.00	$ 1,512.00
10001 - 20000 Sqft	103	$ 3,708.00	$ 4,380.00	$ 4,640.00	$ 5,880.00	$ 6,192.00	$ 7,046.00	$ 7,384.00	$ 7,722.00	$ 8,060.00
20001 - 50000 Sqft	142	$ 5,112.00	$ 5,680.00	$ 5,680.00	$ 6,816.00	$ 6,816.00	$ 7,384.00	$ 7,384.00	$ 7,384.00	$ 7,384.00
50001 - 100000 Sqft	87	$ 7,830.00	$ 10,440.00	$ 10,440.00	$ 13,920.00	$ 13,920.00	$ 17,400.00	$ 17,400.00	$ 17,400.00	$ 17,400.00
100001 - 250000 Sqft	31	$ 6,510.00	$ 7,440.00	$ 7,440.00	$ 9,300.00	$ 9,300.00	$ 11,160.00	$ 11,160.00	$ 11,160.00	$ 11,160.00
250001 - 500000 Sqft	7	$ 3,150.00	$ 3,500.00	$ 3,500.00	$ 3,850.00	$ 3,850.00	$ 4,200.00	$ 4,200.00	$ 4,200.00	$ 4,200.00
500001 - 1000000 Sqft	4	$ 1,800.00	$ 2,000.00	$ 2,200.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,400.00
1000000 - Above Sqft	1	$ 450.00	$ 500.00	$ 550.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00	$ 600.00
MONTHLY REVENUE TOTALS =		$ 66,160.25	$ 88,255.00	$ 89,722.00	$ 116,620.00	$ 118,182.00	$ 145,340.00	$ 147,234.00	$ 149,128.00	$ 151,022.00
ANNUAL REVENUE TOTALS =		$ 793,923.00	$ 1,059,060.00	$ 1,076,664.00	$ 1,399,440.00	$ 1,418,184.00	$ 1,744,080.00	$ 1,766,808.00	$ 1,789,536.00	$ 1,812,264.00
Anticipated Annual Resd Growth	140		140	280	420	560	700	840	980	1120
Antic Ann Non-Res Growth	13		13	26	39	52	65	78	91	104
Antic Sen Citz Growth	24		24	48	72	96	120	144	168	192

REVENUE/COST OF SERVICE BALANCE	2025	2026	2027	2028	2029	2030	2031	2032	2033
Annual Expected Oper Expense	$ 636,684	$ 753,566	$ 796,870	$ 922,775	$ 975,881	$ 1,111,802	$ 1,167,392	$ 1,225,761	$ 1,287,049
Loan 1 - $5M - 2026		$ 289,150	$ 289,150	$ 289,150	$ 289,150	$ 289,150	$ 289,150	$ 289,150	$ 289,150
Loan 2 - $5M - 2028				$ 289,150	$ 289,150	$ 289,150	$ 289,150	$ 289,150	$ 289,150
ANNUAL TOTAL Expense=	$ 636,684	$ 1,042,716	$ 1,086,020	$ 1,501,076	$ 1,554,182	$ 1,690,102	$ 1,745,692	$ 1,804,062	$ 1,865,350
MONTHLY Total Expense =	$ 53,057	$ 86,893	$ 90,502	$ 125,090	$ 129,515	$ 140,842	$ 145,474	$ 150,338	$ 155,446
ANNUAL TOTAL Balance =	**$ 157,239.00**	**$ 16,343.85**	**$ (9,356.11)**	**$ (101,635.87)**	**$ (135,997.58)**	**$ 53,977.73**	**$ 21,115.64**	**$ (14,525.94)**	**$ (53,086.00)**