

Thompson School District R2-J
Possible Scenario Regarding Proposed Centerra South URA

Assumptions:

- 1) This scenario assumes a) the proposed Centerra South URA is adopted by Loveland City Council; b) the new URA would expire in 2048; c) development assumptions (type of property and timing) are estimates from the developer
- 2) All Total Property AV as of the URA expiration date reverts back to the overall District AV
- 3) Increase in Assessed Value (AV) is expected to be 2% in each assessment year (odd numbered assessment years) and 0% in non-assessment years
- 4) Initial AV amounts in assessment year 2023 are from the Centerra South URA Impact Report that was prepared January 12, 2023 and reflect the revaluation of land from agricultural to commercial
- 5) Mill levy rates shown are rates that have been certified for collection year 2023
- 6) The bond redemption mill levy rate is reflected as reducing in 2027 when the 2005 bonds become fully retired and again in 2040 when the 2019 bonds become fully retired
- 7) Any School Finance Act revenue that's part of Total Program funding and is diverted is assumed to be backfilled as part of State Equalization as is called for in current law
- 8) All amounts are estimates and are subject to change

Yr	Assessment Year	Collection Year	ESTIMATED ASSESSED VALUE (AV) OF PROPOSED CENTERRA SOUTH URA						ESTIMATED MILL LEVY RATES					ESTIMATED MILL LEVY REVENUE					
			Agricultural Property AV	Commercial Property AV	Residential Property AV	Total Property AV	Total Property Base AV	Total Property Increment AV	School Finance Act (SFA)	Mill Levy Overrides (MLOs)	Bond Redemption	Abatements	Total Mills	School Finance Act - Local Share	School Finance Act - State Equalization	Mill Levy Overrides (MLOs)	Bond Redemption	Abatements	Total District Revenue
1	2023	2024	\$ -	\$ 3,765,070	\$ -	\$ 3,765,070	\$ 3,765,070	\$ -	24.360	12.834	7.133	0.244	44.571	\$ 91,717	\$ -	\$ 48,321	\$ 26,856	\$ 919	\$ 167,813
2	2024	2025	\$ -	\$ 3,765,070	\$ -	\$ 3,765,070	\$ 3,765,070	\$ -	25.360	12.834	7.133	0.244	45.571	\$ 95,482	\$ -	\$ 48,321	\$ 26,856	\$ 919	\$ 171,578
3	2025	2026	\$ -	\$ 3,840,371	\$ -	\$ 3,840,371	\$ 3,840,371	\$ -	26.360	12.834	7.133	0.244	46.571	\$ 101,232	\$ -	\$ 49,287	\$ 27,393	\$ 937	\$ 178,850
4	2026	2027	\$ -	\$ 17,954,395	\$ 616,772	\$ 18,571,167	\$ 3,840,371	\$ 14,730,796	27.000	12.834	2.803	0.244	42.881	\$ 103,690	\$ 397,731	\$ 238,342	\$ 52,055	\$ 4,531	\$ 796,350
5	2027	2028	\$ -	\$ 35,755,098	\$ 4,297,419	\$ 40,052,517	\$ 3,917,179	\$ 36,135,338	27.000	12.834	2.803	0.244	42.881	\$ 105,764	\$ 975,654	\$ 514,034	\$ 112,267	\$ 9,773	\$ 1,717,492
6	2028	2029	\$ -	\$ 39,718,585	\$ 12,317,125	\$ 52,035,710	\$ 3,917,179	\$ 48,118,531	27.000	12.834	2.803	0.244	42.881	\$ 105,764	\$ 1,299,200	\$ 667,826	\$ 145,856	\$ 12,697	\$ 2,231,343
7	2029	2030	\$ -	\$ 40,512,957	\$ 20,976,346	\$ 61,489,303	\$ 3,995,522	\$ 57,493,780	27.000	12.834	2.803	0.244	42.881	\$ 107,879	\$ 1,552,332	\$ 789,154	\$ 172,355	\$ 15,003	\$ 2,636,723
8	2030	2031	\$ -	\$ 40,512,957	\$ 30,541,012	\$ 71,053,969	\$ 3,995,522	\$ 67,058,446	27.000	12.834	2.803	0.244	42.881	\$ 107,879	\$ 1,810,578	\$ 911,907	\$ 199,164	\$ 17,337	\$ 3,046,865
9	2031	2032	\$ -	\$ 41,323,216	\$ 32,920,823	\$ 74,244,039	\$ 4,075,433	\$ 70,168,606	27.000	12.834	2.803	0.244	42.881	\$ 110,037	\$ 1,894,552	\$ 952,848	\$ 208,106	\$ 18,116	\$ 3,183,659
10	2032	2033	\$ -	\$ 41,323,216	\$ 32,920,823	\$ 74,244,039	\$ 4,075,433	\$ 70,168,606	27.000	12.834	2.803	0.244	42.881	\$ 110,037	\$ 1,894,552	\$ 952,848	\$ 208,106	\$ 18,116	\$ 3,183,659
11	2033	2034	\$ -	\$ 42,149,680	\$ 33,579,239	\$ 75,728,920	\$ 4,156,942	\$ 71,571,978	27.000	12.834	2.803	0.244	42.881	\$ 112,237	\$ 1,932,443	\$ 971,905	\$ 212,268	\$ 18,478	\$ 3,247,332
12	2034	2035	\$ -	\$ 42,149,680	\$ 33,579,239	\$ 75,728,920	\$ 4,156,942	\$ 71,571,978	27.000	12.834	2.803	0.244	42.881	\$ 112,237	\$ 1,932,443	\$ 971,905	\$ 212,268	\$ 18,478	\$ 3,247,332
13	2035	2036	\$ -	\$ 42,992,674	\$ 34,250,824	\$ 77,243,498	\$ 4,240,080	\$ 73,003,418	27.000	12.834	2.803	0.244	42.881	\$ 114,482	\$ 1,971,092	\$ 991,343	\$ 216,514	\$ 18,847	\$ 3,312,278
14	2036	2037	\$ -	\$ 42,992,674	\$ 34,250,824	\$ 77,243,498	\$ 4,240,080	\$ 73,003,418	27.000	12.834	2.803	0.244	42.881	\$ 114,482	\$ 1,971,092	\$ 991,343	\$ 216,514	\$ 18,847	\$ 3,312,278
15	2037	2038	\$ -	\$ 43,852,527	\$ 34,935,841	\$ 78,788,368	\$ 4,324,882	\$ 74,463,486	27.000	12.834	2.803	0.244	42.881	\$ 116,772	\$ 2,010,514	\$ 1,011,170	\$ 220,844	\$ 19,224	\$ 3,378,524
16	2038	2039	\$ -	\$ 43,852,527	\$ 34,935,841	\$ 78,788,368	\$ 4,324,882	\$ 74,463,486	27.000	12.834	2.803	0.244	42.881	\$ 116,772	\$ 2,010,514	\$ 1,011,170	\$ 220,844	\$ 19,224	\$ 3,378,524
17	2039	2040	\$ -	\$ 44,729,578	\$ 35,634,558	\$ 80,364,135	\$ 4,411,380	\$ 75,952,756	27.000	12.834	-	0.244	40.078	\$ 119,107	\$ 2,050,724	\$ 1,031,393	\$ -	\$ 19,609	\$ 3,220,834
18	2040	2041	\$ -	\$ 44,729,578	\$ 35,634,558	\$ 80,364,135	\$ 4,411,380	\$ 75,952,756	27.000	12.834	-	0.244	40.078	\$ 119,107	\$ 2,050,724	\$ 1,031,393	\$ -	\$ 19,609	\$ 3,220,834
19	2041	2042	\$ -	\$ 45,624,169	\$ 36,347,249	\$ 81,971,418	\$ 4,499,607	\$ 77,471,811	27.000	12.834	-	0.244	40.078	\$ 121,489	\$ 2,091,739	\$ 1,052,021	\$ -	\$ 20,001	\$ 3,285,250
20	2042	2043	\$ -	\$ 45,624,169	\$ 36,347,249	\$ 81,971,418	\$ 4,499,607	\$ 77,471,811	27.000	12.834	-	0.244	40.078	\$ 121,489	\$ 2,091,739	\$ 1,052,021	\$ -	\$ 20,001	\$ 3,285,250
21	2043	2044	\$ -	\$ 46,536,653	\$ 37,074,194	\$ 83,610,846	\$ 4,589,599	\$ 79,021,247	27.000	12.834	-	0.244	40.078	\$ 123,919	\$ 2,133,574	\$ 1,073,062	\$ -	\$ 20,401	\$ 3,350,956
22	2044	2045	\$ -	\$ 46,536,653	\$ 37,074,194	\$ 83,610,846	\$ 4,589,599	\$ 79,021,247	27.000	12.834	-	0.244	40.078	\$ 123,919	\$ 2,133,574	\$ 1,073,062	\$ -	\$ 20,401	\$ 3,350,956
23	2045	2046	\$ -	\$ 47,467,386	\$ 37,815,678	\$ 85,283,063	\$ 4,681,391	\$ 80,601,672	27.000	12.834	-	0.244	40.078	\$ 126,398	\$ 2,176,245	\$ 1,094,523	\$ -	\$ 20,809	\$ 3,417,975
24	2046	2047	\$ -	\$ 47,467,386	\$ 37,815,678	\$ 85,283,063	\$ 4,681,391	\$ 80,601,672	27.000	12.834	-	0.244	40.078	\$ 126,398	\$ 2,176,245	\$ 1,094,523	\$ -	\$ 20,809	\$ 3,417,975
25	2047	2048	\$ -	\$ 48,416,733	\$ 38,571,991	\$ 86,988,725	\$ 4,775,019	\$ 82,213,705	27.000	12.834	-	0.244	40.078	\$ 128,926	\$ 2,219,770	\$ 1,116,413	\$ -	\$ 21,225	\$ 3,486,334
														4.2% 60.7% 30.9% 3.7% 0.6% 100.0%					
														[SFA - local collection] [SFA - state backfill] <-----[additional TSD revenue]----->					