

**Riverwalk Development Analysis**  
**Schedule 1 - Summary**

	June 30 2010	June 30 2011	June 30 2012	June 30 2013	June 30 2014	June 30 2015	June 30 2016	June 30 2017	June 30 2018	June 30 2019	June 30 2020	June 30 2021	June 30 2022	June 30 2023	June 30 2024	June 30 2025	June 30 2026	June 30 2027	June 30 2028	June 30 2029	June 30 2030	June 30 2031	June 30 2032	June 30 2033
<b>Property Tax Revenues</b>																								
Residential and Commercial	\$ -	\$ -	\$ 28,830	\$ 255,248	\$ 334,316	\$ 590,964	\$ 1,035,481	\$ 1,170,633	\$ 1,425,134	\$ 1,572,893	\$ 1,875,339	\$ 2,175,852	\$ 2,504,098	\$ 2,723,468	\$ 2,807,184	\$ 2,931,342	\$ 3,239,427	\$ 3,239,427	\$ 3,239,427	\$ 3,239,427	\$ 3,237,427	\$ 3,579,579	\$ 3,579,580	\$ 3,579,581
Vehicle	\$ -	\$ -	\$ 3,606	\$ 56,793	\$ 66,709	\$ 84,738	\$ 152,348	\$ 174,885	\$ 197,422	\$ 219,958	\$ 233,481	\$ 247,003	\$ 260,525	\$ 274,047	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915	\$ 278,915
Other Personal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Property Tax Summary</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,436</b>	<b>\$ 312,041</b>	<b>\$ 401,025</b>	<b>\$ 675,702</b>	<b>\$ 1,187,829</b>	<b>\$ 1,345,518</b>	<b>\$ 1,622,556</b>	<b>\$ 1,792,851</b>	<b>\$ 2,108,820</b>	<b>\$ 2,422,855</b>	<b>\$ 2,764,623</b>	<b>\$ 2,997,515</b>	<b>\$ 3,086,099</b>	<b>\$ 3,210,257</b>	<b>\$ 3,518,342</b>	<b>\$ 3,518,342</b>	<b>\$ 3,518,342</b>	<b>\$ 3,518,342</b>	<b>\$ 3,516,342</b>	<b>\$ 3,858,494</b>	<b>\$ 3,858,495</b>	<b>\$ 3,858,496</b>
<b>Utilities Revenues</b>																								
Electric Revenue	\$ 57,670	\$ 532,051	\$ 732,094	\$ 1,190,788	\$ 1,855,177	\$ 2,035,006	\$ 2,368,661	\$ 2,544,935	\$ 2,961,903	\$ 3,046,620	\$ 3,201,872	\$ 3,325,460	\$ 3,377,194	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358	\$ 3,414,358
Purchased Power Exp	\$ (44,406)	\$ (409,679)	\$ (563,712)	\$ (916,907)	\$ (1,428,486)	\$ (1,566,955)	\$ (1,823,869)	\$ (1,959,600)	\$ (2,280,665)	\$ (2,345,897)	\$ (2,465,442)	\$ (2,560,604)	\$ (2,600,440)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)	\$ (2,629,056)
Water Revenue	\$ 5,511	\$ 78,878	\$ 94,940	\$ 129,795	\$ 222,305	\$ 252,802	\$ 285,529	\$ 315,572	\$ 337,674	\$ 355,197	\$ 374,194	\$ 392,486	\$ 399,196	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899	\$ 399,899
Sewer Revenue	\$ 11,197	\$ 148,658	\$ 180,179	\$ 249,309	\$ 422,128	\$ 477,771	\$ 541,446	\$ 597,461	\$ 641,448	\$ 673,461	\$ 709,893	\$ 744,157	\$ 756,827	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832	\$ 758,832
Stormwater Revenue	\$ 799	\$ 10,636	\$ 13,803	\$ 21,877	\$ 36,028	\$ 39,948	\$ 46,365	\$ 50,150	\$ 59,092	\$ 61,225	\$ 64,427	\$ 67,269	\$ 68,478	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252	\$ 69,252
Security Lights	\$ 1,021	\$ 9,417	\$ 12,958	\$ 21,077	\$ 32,837	\$ 36,020	\$ 41,925	\$ 45,045	\$ 52,426	\$ 53,925	\$ 56,673	\$ 58,861	\$ 59,776	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434	\$ 60,434
Water Tap Fees	\$ 4,400	\$ 12,980	\$ 10,001	\$ 11,831	\$ 14,583	\$ 1,072	\$ 13,468	\$ 4,400	\$ 12,340	\$ -	\$ 3,520	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Tap Fees	\$ 27,500	\$ 63,800	\$ 72,732	\$ 123,827	\$ 155,419	\$ 138,600	\$ 154,275	\$ 143,000	\$ 97,724	\$ 82,500	\$ 86,900	\$ 83,600	\$ 29,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Utilities Revenues Summary</b>	<b>\$ 63,692</b>	<b>\$ 446,742</b>	<b>\$ 552,993</b>	<b>\$ 831,598</b>	<b>\$ 1,309,990</b>	<b>\$ 1,414,264</b>	<b>\$ 1,627,800</b>	<b>\$ 1,740,964</b>	<b>\$ 1,881,942</b>	<b>\$ 1,927,031</b>	<b>\$ 2,032,037</b>	<b>\$ 2,112,108</b>	<b>\$ 2,090,733</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>	<b>\$ 2,073,720</b>
<b>Sanitation Revenue</b>																								
Residential Sanitation	\$ 4,464	\$ 63,277	\$ 74,326	\$ 94,414	\$ 169,744	\$ 194,854	\$ 219,964	\$ 245,074	\$ 260,140	\$ 275,206	\$ 290,272	\$ 305,338	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761	\$ 310,761
Commercial Sanitation	\$ 438	\$ 1,663	\$ 2,636	\$ 3,845	\$ 5,380	\$ 5,467	\$ 6,911	\$ 7,348	\$ 8,712	\$ 8,712	\$ 9,237	\$ 9,456	\$ 9,544	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697	\$ 9,697
<b>Sanitation Revenue Summary</b>	<b>\$ 4,902</b>	<b>\$ 64,940</b>	<b>\$ 76,961</b>	<b>\$ 98,258</b>	<b>\$ 175,123</b>	<b>\$ 200,321</b>	<b>\$ 226,874</b>	<b>\$ 252,422</b>	<b>\$ 268,852</b>	<b>\$ 283,918</b>	<b>\$ 299,509</b>	<b>\$ 314,794</b>	<b>\$ 320,305</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>	<b>\$ 320,458</b>
<b>Business License Revenue</b>	<b>\$ 3,750</b>	<b>\$ 16,350</b>	<b>\$ 27,450</b>	<b>\$ 53,350</b>	<b>\$ 73,600</b>	<b>\$ 74,800</b>	<b>\$ 93,050</b>	<b>\$ 96,800</b>	<b>\$ 126,150</b>	<b>\$ 126,150</b>	<b>\$ 132,350</b>	<b>\$ 135,500</b>	<b>\$ 137,100</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>	<b>\$ 139,900</b>
<b>Building Permits</b>	<b>\$ 34,835</b>	<b>\$ 142,875</b>	<b>\$ 98,348</b>	<b>\$ 277,369</b>	<b>\$ 294,547</b>	<b>\$ 201,276</b>	<b>\$ 292,138</b>	<b>\$ 205,670</b>	<b>\$ 271,389</b>	<b>\$ 120,000</b>	<b>\$ 267,420</b>	<b>\$ 223,478</b>	<b>\$ 85,725</b>	<b>\$ 113,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Hospitality Tax Revenues</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ 90,553</b>	<b>\$ 161,564</b>	<b>\$ 182,595</b>	<b>\$ 203,647</b>	<b>\$ 204,720</b>	<b>\$ 205,815</b>	<b>\$ 206,931</b>	<b>\$ 208,070</b>	<b>\$ 209,231</b>	<b>\$ 210,416</b>	<b>\$ 211,624</b>	<b>\$ 212,856</b>	<b>\$ 214,113</b>	<b>\$ 215,396</b>	<b>\$ 216,704</b>	<b>\$ 218,038</b>	<b>\$ 219,398</b>	<b>\$ 220,786</b>	<b>\$ 222,202</b>	<b>\$ 223,646</b>	<b>\$ 225,119</b>	<b>\$ 226,621</b>
<b>Greens of Rock Hill Deficit Payments</b>	<b>\$ 597,161</b>	<b>\$ 597,161</b>	<b>\$ 894,331</b>	<b>\$ 667,753</b>	<b>\$ 589,393</b>	<b>\$ 333,202</b>	<b>\$ -</b>	<b>\$ 293,547</b>	<b>\$ 39,533</b>	<b>\$ 557,953</b>	<b>\$ 271,723</b>	<b>\$ 235,533</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Revenue</b>	<b>\$ 704,339</b>	<b>\$ 1,288,067</b>	<b>\$ 1,773,072</b>	<b>\$ 2,401,933</b>	<b>\$ 3,026,273</b>	<b>\$ 3,103,211</b>	<b>\$ 3,632,412</b>	<b>\$ 4,140,735</b>	<b>\$ 4,417,352</b>	<b>\$ 5,015,973</b>	<b>\$ 5,321,090</b>	<b>\$ 5,654,683</b>	<b>\$ 5,610,110</b>	<b>\$ 5,857,849</b>	<b>\$ 5,834,290</b>	<b>\$ 5,959,730</b>	<b>\$ 6,269,123</b>	<b>\$ 6,270,457</b>	<b>\$ 6,271,818</b>	<b>\$ 6,273,206</b>	<b>\$ 6,272,622</b>	<b>\$ 6,616,218</b>	<b>\$ 6,617,692</b>	<b>\$ 6,619,195</b>
<b>Total Expenses (See Schedule 2)</b>	<b>\$ 607,543</b>	<b>\$ 713,015</b>	<b>\$ 1,828,814</b>	<b>\$ 2,053,103</b>	<b>\$ 2,234,042</b>	<b>\$ 2,693,491</b>	<b>\$ 2,791,557</b>	<b>\$ 3,412,435</b>	<b>\$ 3,599,313</b>	<b>\$ 4,222,580</b>	<b>\$ 4,300,986</b>	<b>\$ 4,674,462</b>	<b>\$ 4,750,078</b>	<b>\$ 4,821,227</b>	<b>\$ 4,986,328</b>	<b>\$ 4,959,267</b>	<b>\$ 5,029,778</b>	<b>\$ 5,103,612</b>	<b>\$ 5,178,123</b>	<b>\$ 5,254,678</b>	<b>\$ 4,502,665</b>	<b>\$ 4,481,664</b>	<b>\$ 4,314,486</b>	<b>\$ 2,956,090</b>
<b>Net Annual Surplus (deficit)</b>	<b>\$ 96,797</b>	<b>\$ 575,053</b>	<b>\$ (55,742)</b>	<b>\$ 348,830</b>	<b>\$ 792,232</b>	<b>\$ 409,720</b>	<b>\$ 840,855</b>	<b>\$ 728,301</b>	<b>\$ 818,039</b>	<b>\$ 793,393</b>	<b>\$ 1,020,103</b>	<b>\$ 980,221</b>	<b>\$ 860,031</b>	<b>\$ 1,036,622</b>	<b>\$ 847,962</b>	<b>\$ 1,000,463</b>	<b>\$ 1,239,345</b>	<b>\$ 1,166,845</b>	<b>\$ 1,093,695</b>	<b>\$ 1,018,528</b>	<b>\$ 1,769,957</b>	<b>\$ 2,134,554</b>	<b>\$ 2,303,206</b>	<b>\$ 3,663,105</b>