

# TID Annual Report

**2017**

*Review of the financial position of each active Tax Incremental Finance District*

**City of Waukesha**

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Administration

Community Development

Finance

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## Portfolio Overview

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### Waukesha's use of TIF

The City of Waukesha has been dedicated in the past to using TIF nearly exclusively for blight elimination and Industrial development. The City has dozens of successful projects that are a result of the public private partnerships centered around TIF funding. The City has eliminated significant blight in its central city and added hundreds of manufacturing jobs to its economy as a result of its use of TIDs.

### Financial Highlights

This annual report is a snapshot in time of the financial condition of each district. District finances vary depending on the timing of expenditures and corresponding development. The City monitors the long-term health of each district closely. This report does not comment on the long-term outlook of the districts but rather its financial position at the end of 2017.

### Operating Highlights

The City actively manages the entire TID portfolio and has created a long term close out strategy for the portfolio. The purpose of this strategy is to develop a method to close the entire portfolio as soon as possible but in a controlled manner so that a plan can be developed in advance for the increases in revenue that will be recognized.

### Looking Ahead

The City anticipates that it will continue to use TIF for blight elimination, industrial development and to spur development that would not otherwise occur well into the future. The City of Waukesha has very little undeveloped land left so this will become in even more important and vital tool to increase tax base and tax revenue in the future.

Jennifer Andrews, AICP  
Community Development Director

## **Financial Summary**

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The following page provides an overview of the financial position of all open TIDs in the City of Waukesha.

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## Financial Statements

### TID 11

TIF 11: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments		
	Year Ended	Project
	12/31/17	To Date
<b>PROJECT COSTS</b>		
Capital expenditures	3,500	16,612,567
Planning, legal and consulting (1)	17,688	17,688
Administration	5,495	616,356
Interest and fiscal charges	323,268	8,993,228
Discount on long-term debt		106,245
Debt issuance costs		105,840
Bond Paying Agent Fee (1)	891	1,630
Room Tax Remitted (1)	12,813	68,280
Miscellaneous (1)	9,786	10,056
Refunding costs		454,608
Grants and Contributions		0
<b>TOTAL COSTS</b>	<b>373,441</b>	<b>26,986,498</b>
<b>PROJECT REVENUES</b>		
Tax increments	959,605	13,141,471
Interest income		483,731
Sale of property		806,776
Misc. revenues-Mostly State Aids (1)	25,945	1,709,961
Misc. revenues- Hotel Tax	34,821	257,238
Miscellaneous revenues-Other (1)	500	1,240
PILOT/Developer Gurantee	26,860	203,720
Transfers from other funds		4,624
<b>TOTAL REVENUES</b>	<b>1,047,731</b>	<b>16,608,761</b>
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(674,290)</b>	<b>10,377,736</b>
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.		

TIF 11: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	959,605	13,141,471
Interest income	0	483,731
Sale of property	0	806,776
Misc. revenues-Mostly State Aids (1)	25,945	1,709,961
Misc. revenues- Hotel Tax	34,821	257,238
Miscellaneous revenues-Other	500	1,240
PILOT/Developer Gurantee	26,860	203,720
Transfers from other funds	0	4,624
Proceeds from long-term debt		30,257,820
Proceeds from long-term debt-Refunding		100,000
Premium on Debt		449,667
Advances from other funds		150,000
<b>TOTAL SOURCES</b>	<b>1,047,731</b>	<b>47,566,248</b>
<b>USES OF FUNDS</b>		
Capital expenditures	3,500	16,612,567
Administration	5,495	616,356
Planning, legal and consulting (1)	17,688	17,688
Interest and fiscal charges	323,268	8,993,228
Discount on long-term debt	0	106,245
Debt issuance costs	0	105,840
Bond Paying Agent Fee (1)	891	1,630
Room Tax Remitted (1)	12,813	68,280
Miscellaneous (1)	9,786	10,056
Refunding-Payment to Escrow		4,239,642
Refunding Costs		454,608
Principal on long-term debt	745,000	19,132,493
Principal on advances		150,000
<b>TOTAL USES</b>	<b>1,118,441</b>	<b>50,508,632</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(2,821,556)</b>	<b>0</b>
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>(2,892,266)</b>	<b>(2,892,266)</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>6,500,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>2,946,087</b>

TIF 11 : SCHEDULE 3 Detailed summary of project costs from date of creation through December 31, 2017		
	Actual	Project Plan Estimate
Capital Expenditures:		
Planning, legal, and consulting	174,600	200,000
Engineering	36	120,000
Street and other site improvements	9,717,715	13,699,198
Room Tax-Remitted	46,572	0
Storm sewers	42,113	800,000
Land Acquisitions and Writedowns	6,704,686	5,200,000
Water mains	0	0
Sanitary sewers	0	150,000
Administration	616,356	200,000
Miscellaneous	24,499	0
Interest and fiscal charges	8,993,228	4,225,320
Discount on long-term debt	106,245	0
Debt issuance costs	105,840	123,600
Refunding costs	454,608	0
TOTAL PROJECT COSTS	26,986,498	24,718,118

TIF 11 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
1998C Community Development bonds	2,025,000	2,025,000	0
1999B Community Development bonds	2,030,000	2,030,000	0
2001C Community Development bonds	4,425,000	4,425,000	0
2002 Bond Anticipation Notes	5,245,000	5,245,000	0
2004 Refunding Bonds	5,040,000	5,040,000	0
2004 A Refunding Bonds	2,650,000	2,650,000	0
2007 G.O. Notes	200,000	200,000	0
2007 Taxable Note Anticipation Note	1,805,000	1,805,000	0
2008 Taxable Note Anticipation Note	208,000	208,000	0
2009 G.O. Notes	100,000	100,000	0
2009 Taxable Notes	1,865,000	555,000	1,310,000
2010 A G.O. Refunding Bonds	3,655,000	2,295,000	1,360,000
2011C Refunding Bonds	215,000	140,000	75,000
2013 G.O. Promissory Notes	197,368	197,368	0
2015 A G.O. Promissory Notes	3,755,000	0	3,755,000
2016 A G.O. Promissory Notes	100,000	100,000	0
Totals	33,515,368	26,915,368	6,500,000
Aggregate maturities of all long-term debt			
Note: Debt was restructured in 2015.			
Calendar year	Principal	Interest	Totals
2018	600,000	270,843	870,843
2019	1,350,000	246,798	1,596,798
2020	570,000	199,705	769,705
2021	1,190,000	177,955	1,367,955
2022	1,020,000	128,780	1,148,780
2023	245,000	86,330	331,330
2024	950,000	52,442	1,002,442
2025	130,000	34,535	164,535
2026	140,000	26,865	166,865
2027	150,000	18,605	168,605
2028	155,000	9,455	164,455
	6,500,000	1,252,312	7,752,312

**TID 12**
**TIF 12: SCHEDULE 1 - Historical summary of project costs, revenues, and net costs to be recovered through tax increments**

	Year Ended 12/31/17	Project To Date
<b>PROJECT COSTS</b>		
Capital expenditures		5,304,444
Planning, legal, consulting and engineering	4,826	327,725
Administration	5,495	18,490
Interest and fiscal charges	96,426	2,607,484
Discount on long-term debt		21,779
Debt issuance costs		12,018
Bond Paying Agent Fee (1)	202	868
Miscellaneous (1)	150	300
Refunding costs	0	131,572
<b>TOTAL COSTS</b>	<b>107,099</b>	<b>8,424,681</b>
<b>PROJECT REVENUES</b>		
Tax increments	351,233	4,108,747
Interest income		170,201
Special assessments		83
Sale of property		0
Misc. Revenues-computer aid	3,331	78,517
PILOT/Developer Gurantee		199,000
Premium on bond issuance		303,166
<b>TOTAL REVENUES</b>	<b>354,564</b>	<b>4,859,715</b>
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(247,465)</b>	<b>3,564,966</b>
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.		

TIF 12: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	351,233	4,108,747
Interest income	0	170,201
Special assessments	0	83
Sale of property	0	0
Misc. Revenues-computer aid	3,331	78,517
PILOT/Developer Gurantee	0	199,000
Premium on bond issuance	0	303,166
Proceeds from long-term debt		15,044,259
Proceeds from long-term debt-Refunding		260,000
Advances from other funds		69,653
<b>TOTAL SOURCES</b>	<b>354,564</b>	<b>20,233,627</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	5,304,444
Planning, legal, consulting and engineering	4,826	327,725
Administration	5,495	18,490
Interest and fiscal charges	96,426	2,607,484
Discount on long-term debt	0	21,779
Debt issuance costs	0	12,018
Bond Paying Agent Fee (1)	202	868
Miscellaneous (1)	150	300
Refunding costs	0	131,572
Refunding payment to escrow		8,664,751
Principal on long-term debt	555,000	4,278,140
Principal on Advances		69,653
<b>TOTAL USES</b>	<b>662,099</b>	<b>21,437,225</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(896,063)</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>(1,203,598)</b>	<b>(1,203,598)</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>2,310,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>1,203,598</b>

TIF 12: SCHEDULE 3 Detailed summary of project costs from date of creation through through December 31, 2017		
	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	712,124	450,000
Street and other site improvements	3,241,638	2,895,000
Storm sewers	620,967	430,000
Water works	424,835	200,000
Sanitary sewers	627,780	641,500
Administration	23,316	0
Interest and fiscal charges	2,607,485	2,604,145
Discount on long-term debt	21,779	0
Debt issuance costs	12,017	0
Refunding costs	131,572	0
Miscellaneous	1,168	0
<b>TOTAL PROJECT COSTS</b>	<b>8,424,681</b>	<b>7,220,645</b>

TIF 12 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2002 Bond Anticipation Note	3,645,000	3,645,000	0
2004A Refunding Bonds	3,610,000	3,610,000	0
2005B G.O. Notes	345,000	345,000	0
2005B Refunding Bonds	1,700,000	1,700,000	0
2006 Note Anticipation Note	980,000	980,000	0
2007 G.O. Notes	500,000	500,000	0
2007 Refunding Bonds	985,000	985,000	0
2012A	595,000	0	595,000
2013 G.O. Promissory Note	1,683,140	763,140	920,000
2015A G.O. Promissory Notes	815,000	35,000	780,000
2016A G.O. Promissory Notes	260,000	245,000	15,000
Totals	15,118,140	12,808,140	2,310,000
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	835,000	71,950	906,950
2019	165,000	53,250	218,250
2020	200,000	47,250	247,250
2021	190,000	39,250	229,250
2022	805,000	21,650	826,650
2023	115,000	1,725	116,725
	2,310,000	235,075	2,545,075

**TID 13**

TIF 13: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments			
	Year Ended	Project	
	12/31/17	To Date	
<b>PROJECT COSTS</b>			
Capital expenditures		2,476,002	
Planning, legal, consulting and engineering	4,826	50,223	
Administration	5,495	14,412	
Interest and fiscal charges	71,360	753,701	
Discount on long-term debt		0	
Debt issuance costs		0	
Bond Paying Agent Fee (1)		0	
Miscellaneous (1)	150	600	
Refunding costs		0	
<b>TOTAL COSTS</b>	<b>81,831</b>	<b>3,294,938</b>	
<b>PROJECT REVENUES</b>			
Tax increments	74,922	785,888	
Interest income		0	
Special assessments		0	
Sale of property		0	
Misc. revenues-computer aid	92	2,074	
Misc. revenues-other		0	
Transfers from other funds		0	
<b>TOTAL REVENUES</b>	<b>75,014</b>	<b>787,962</b>	
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>6,817</b>	<b>2,506,975</b>	
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.			

TIF 13: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	74,922	785,888
Interest income	0	0
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	92	2,074
Misc. revenues-other		0
Proceeds from long-term debt	0	2,475,926
Transfers from other funds	0	0
Advances from other funds	0	0
<b>TOTAL SOURCES</b>	<b>75,014</b>	<b>3,263,888</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	2,476,002
Planning, legal, consulting and engineering	4,826	50,223
Administration	5,495	14,412
Interest and fiscal charges	71,360	753,701
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee (1)	0	0
Miscellaneous (1)	150	600
Refunding costs	0	0
Principal on long-term debt	0	0
Principal on Advances	0	0
<b>TOTAL USES</b>	<b>81,831</b>	<b>3,294,938</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(24,232)</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>(31,049)</b>	<b>(31,049)</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>0</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>31,049</b>

TIF 13: SCHEDULE 3 Detailed summary of project costs from date of creation through through December 31, 2017			
	Project to Date	Project Plan Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	291,691	160,000	
Street and other site improvements	2,234,533	4,803,000	
Storm sewers	0	0	
Water works	0	0	
Sanitary sewers	0	0	
Administration	14,412	35,000	
Interest and fiscal charges	753,701	500,000	
Discount on long-term debt	0	0	
Debt issuance costs	0	0	
Refunding costs	0	0	
Miscellaneous	600	0	
TOTAL PROJECT COSTS	3,294,938	5,498,000	

**TID 14**

TIF 14: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments		
	Year Ended 12/31/17	Project To Date
<b>PROJECT COSTS</b>		
Capital expenditures		7,272,631
Planning, legal, consulting and engineering	15,767	119,866
Development contributions		650,000
Administration	5,495	186,980
Interest and fiscal charges	54,659	2,445,474
Discount on long-term debt		54,780
Debt issuance costs		50,701
Bond Paying Agent Fee (1)	349	654
Miscellaneous (1)	150	300
Refunding costs		26,609
<b>TOTAL COSTS</b>	<b>76,420</b>	<b>10,807,995</b>
<b>PROJECT REVENUES</b>		
Tax increments	1,670,828	9,550,608
Interest income	13,177	102,574
Special assessments		0
Sale of property		73,280
Misc. revenues-computer aid	7,571	130,622
Misc. revenues-other		0
PILOT-Developer Guarantee		174,070
Premium on long-term debts		57,959
<b>TOTAL REVENUES</b>	<b>1,691,576</b>	<b>10,089,113</b>
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(1,615,156)</b>	<b>718,882</b>
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.		

TIF 14: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	1,670,828	9,550,608
Interest income	13,177	102,574
Special assessments	0	0
Sale of property	0	73,280
Misc. revenues-Mostly Exempt Aid	7,571	130,622
Miscel. Revenues-Other	0	0
PILOT-Developer Guarantee	0	174,070
Premium on long-term debts	0	57,959
Proceeds from long-term debt	0	11,889,362
Proceeds from long-term debt-refunding	375,000	375,000
Advances from other funds	0	0
<b>TOTAL SOURCES</b>	<b>2,066,576</b>	<b>22,353,475</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	7,272,631
Planning, legal, consulting and engineering	15,767	119,866
Administration	5,495	186,980
Interest and fiscal charges	54,659	2,445,474
Discount on long-term debt	0	54,780
Debt issuance costs	0	50,701
Bond Paying Agent Fee (1)	349	654
Miscellaneous (1)	150	300
Refunding costs	0	26,609
Refunding-Payment of Escrow	0	381,394
Principal on long-term debt	1,020,000	10,696,715
Development contributions	0	650,000
<b>TOTAL USES</b>	<b>1,096,420</b>	<b>21,886,103</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(502,785)</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>467,371</b>	<b>467,371</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>1,210,000</b>
<b>ADVANCE FROM GENERAL FUND 12/31</b>		<b>140,028</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 14: SCHEDULE 3 Detailed summary of project costs from date of creation through through December 31, 2017		
	Project	Project Plan
	to Date	Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	104,099	484,000
Street and other site improvements	6,464,927	6,673,800
Storm sewers	342,838	270,400
Water works	321,270	162,090
Sanitary sewers	159,363	141,000
Development contributions	650,000	0
Administration	186,980	150,000
Interest and fiscal charges	2,445,474	1,790,063
Discount on long-term debt	54,780	0
Debt issuance costs	50,701	90,980
Miscellaneous	954	0
Refunding costs	26,609	0
TOTAL PROJECT COSTS	10,807,995	9,762,333
Revenue/Principal Repayment	-	2,595,000
TOTAL W/ REVENUE/PRINCIPAL	10,807,995	12,357,333

TIF 14 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2004 Bond Anticipation Note	1,875,000	1,875,000	0
2007 G.O. Notes	25,000	25,000	0
2007 Refunding Bonds	1,885,000	1,885,000	0
2008 Taxable G.O. Notes	3,860,000	3,860,000	0
2009 Taxable G.O. Notes	1,375,000	1,375,000	0
2011 G.O. Notes	520,000	520,000	0
2013 G.O. Promissory Notes	110,000	0	110,000
2015 A G.O. Promissory Notes	725,000	0	725,000
2015 D G.O. Promissory Notes	1,435,000	1,435,000	0
2016 A G.O. Promissory Notes	375,000	0	375,000
Totals	12,185,000	10,975,000	1,210,000
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	325,000	33,050	358,050
2019	120,000	26,550	146,550
2020	705,000	23,200	728,200
2021	30,000	1,800	31,800
2022	30,000	900	30,900
	1,210,000	85,500	1,295,500

**TID 17****TIF 17: SCHEDULE 1 - Historical summary of project costs, revenues, and net costs**

to be recovered through tax increments		
	Year Ended	Project
	12/31/17	To Date
<b>PROJECT COSTS</b>		
Capital expenditures	124,807	4,583,657
Planning, legal, consulting and engineering (1)	6,897	13,520
Administration (1)	5,495	105,053
Interest and fiscal charges	229,658	1,616,063
Discount on long-term debt		9,061
Debt issuance costs		8,057
Bond Paying Agent Fee (1)	301	515
Miscellaneous (1)	150	947
Refunding costs		71,885
<b>TOTAL COSTS</b>	<b>367,308</b>	<b>6,408,759</b>
<b>PROJECT REVENUES</b>		
Tax increments	514,778	2,520,647
Interest income	15,686	34,815
Intergovernmental revenues		69,929
Sale of property		6
Miscellaneous revenues-computer aid	981	16,478
Miscellaneous revenues-other		175,019
Premium on Debt		9,490
Transfers from other funds		0
<b>TOTAL REVENUES</b>	<b>531,445</b>	<b>2,826,384</b>
<b>NET COST RECOVERABLE THROUGH</b>		
<b>TAX INCREMENT</b>	<b>(164,137)</b>	<b>3,582,375</b>
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.		

TIF 17: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	514,778	2,520,647
Interest income	15,686	34,815
Intergovernmental revenues	0	69,929
Sale of property	0	6
Miscellaneous revenues-computer aid	981	16,478
Miscellaneous revenues-other	0	175,019
Transfers from other funds	0	0
Premium on Debt	0	9,490
Proceeds from long-term debt		9,506,929
Proceeds from Refunding Bonds		20,000
Advances from other funds	0	0
<b>TOTAL SOURCES</b>	<b>531,445</b>	<b>12,353,313</b>
<b>USES OF FUNDS</b>		
Capital expenditures	124,807	4,583,657
Planning, legal, consulting and engineering (1)	6,897	13,520
Administration (1)	5,495	105,053
Interest and fiscal charges	229,658	1,616,063
Discount on long-term debt	0	9,061
Debt issuance costs	0	8,057
Bond Paying Agent Fee (1)	301	515
Miscellaneous (1)	150	947
Refunding-Costs	0	71,885
Refunding-Payment to Escrow		20,341
Principal on long-term debt		380,000
Refunding principal on long-term debt	0	4,691,929
<b>TOTAL USES</b>	<b>367,308</b>	<b>11,501,029</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>688,147</b>	<b>0</b>
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>852,284</b>	<b>852,284</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>4,435,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 17: SCHEDULE 3 Detailed summary of project costs from date of creation through through December 31, 2017		
	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	225,611	374,500
Street and other site improvements	510,263	850,000
Park Improvements	0	150,000
Environmental Remediation	0	125,000
Land Acquisition, Write Downs, Loans	3,717,531	5,350,000
Railroad Improvements	0	30,000
Stormwater Improvements	4,407	400,000
Watermain Improvements	77,085	1,531,560
Sanitary Sewer Improvements	55,657	250,000
Administration	111,676	267,500
Interest and fiscal charges	1,616,063	5,202,763
Discount on long-term debt	9,062	0
Debt issuance costs	8,057	377,500
Refunding costs	71,885	0
Miscellaneous	1,462	0
<b>TOTAL PROJECT COSTS</b>	<b>6,408,759</b>	<b>14,908,823</b>

TIF 17 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2008 Taxable Note Anticipation Note	985,000	985,000	0
2009 G.O. Notes	50,000	50,000	0
2010 Taxable Note Anticipation Notes	3,705,000	3,705,000	0
2010 Taxable Refunding Bonds	3,585,000	150,000	3,435,000
2011 Taxable Refunding Bonds	1,000,000	200,000	800,000
2016A G. O. Promissory Notes	200,000	0	200,000
Totals	9,525,000	5,090,000	4,435,000
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018		229,658	229,658
2019		229,658	229,658
2020		229,658	229,658
2021	100,000	229,658	329,658
2022	300,000	225,108	525,108
2023	495,000	210,858	705,858
2024	595,000	188,545	783,545
2025	625,000	159,950	784,950
2026	585,000	129,580	714,580
2027	415,000	98,655	513,655
2028	435,000	75,120	510,120
2029	435,000	50,445	485,445
2030	450,000	25,650	475,650
	4,435,000	2,082,540	6,517,540

**TID 18**

TIF 18: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments			
	Year Ended	Project	
	12/31/17	To Date	
<b>PROJECT COSTS</b>			
Capital expenditures		950,000	
Planning, legal, consulting and engineering	7,664	88,187	
Administration	5,495	49,861	
Interest and fiscal charges	28,745	363,272	
Discount on long-term debt		3,354	
Debt issuance costs		1,385	
Bond Paying Agent Fee (1)	228	387	
Miscellaneous (1)	150	300	
Refunding costs		17,660	
<b>TOTAL COSTS</b>	<b>42,282</b>	<b>1,474,406</b>	
<b>PROJECT REVENUES</b>			
Tax increments	96,756	756,447	
Interest income	1,192	8,577	
Special assessments		0	
Sale of property		0	
Misc.revenues-computer aid	156	1,816	
Misc. revenues-other		0	
Transfers from other funds		0	
<b>TOTAL REVENUES</b>	<b>98,104</b>	<b>766,840</b>	
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(55,822)</b>	<b>707,565</b>	
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.			

TIF 18: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	96,756	756,447
Interest income	1,192	8,577
Special assessments	0	0
Sale of property	0	0
Misc.revenues-computer aid	156	1,816
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	2,245,000
Advances from other funds	0	0
<b>TOTAL SOURCES</b>	<b>98,104</b>	<b>3,011,840</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	950,000
Planning, legal, consulting and engineering	7,664	88,187
Administration	5,495	49,861
Interest and fiscal charges	28,745	363,272
Discount on long-term debt	0	3,354
Debt issuance costs	0	1,385
Bond Paying Agent Fee (1)	228	387
Miscellaneous (1)	150	300
Refunding costs	0	17,660
Principal on long-term debt		1,440,000
Principal on Advances	0	0
<b>TOTAL USES</b>	<b>42,282</b>	<b>2,914,406</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>41,613</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>97,435</b>	<b>97,435</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>805,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 18: SCHEDULE 3 Detailed summary of project costs from date of creation through			
through December 31, 2			
	Project	Project Plan	
	to Date	Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	88,187	25,000	
Street and other site improvements	950,000	950,000	
Land Acquisition, Write Downs, Loans	0	0	
Administration	49,861	25,000	
Interest and fiscal charges	363,272	701,500	
Discount on long-term debt	3,354	0	
Debt issuance costs	1,385	0	
Refunding costs	17,660	0	
Miscellaneous	687	0	
<b>TOTAL PROJECT COSTS</b>	<b>1,474,406</b>	<b>1,701,500</b>	
TIF 18 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2008 Taxable Note Anticipation Note	1,115,000	1,115,000	0
2011 Taxable Refunding Bonds	1,130,000	325,000	805,000
<b>Totals</b>	<b>2,245,000</b>	<b>1,440,000</b>	<b>805,000</b>
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	65,000	28,745	93,745
2019	150,000	26,925	176,925
2020	150,000	22,200	172,200
2021	180,000	16,950	196,950
2022	185,000	10,290	195,290
2023	75,000	3,075	78,075
	<b>805,000</b>	<b>108,185</b>	<b>913,185</b>

**TID 19**

TIF 19: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments			
	Year Ended	Project	
	12/31/17	To Date	
<b>PROJECT COSTS</b>			
Capital expenditures		9,047,014	
Planning, legal, consulting and engineering (1)	4,826	145,625	
Administration	5,495	15,093	
Interest and fiscal charges	462,411	3,303,045	
Discount on long-term debt		13,790	
Debt issuance costs		11,049	
Bond Paying Agent Fee (1)	256	451	
Miscellaneous (1)	150	300	
Refunding costs		139,516	
<b>TOTAL COSTS</b>	<b>473,138</b>	<b>12,675,884</b>	
<b>PROJECT REVENUES</b>			
Tax increments	372,852	2,091,000	
Interest income		7,890	
Special assessments		0	
Sale of property		0	
Misc. revenues-computer aid	13,178	81,530	
Misc. revenues-other		0	
PILOT/Developer Gurantee		1,239,628	
Transfers from other funds		0	
<b>TOTAL REVENUES</b>	<b>386,030</b>	<b>3,420,048</b>	
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>87,108</b>	<b>9,255,837</b>	
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.			

TIF 19: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	372,852	2,091,000
Interest income	0	7,890
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	13,178	81,530
Misc. revenues-other	0	0
PILOT/Developer Gurantee	0	1,239,628
Transfers from other funds	0	0
Proceeds from long-term debt	0	10,215,727
Advances from other funds	0	0
<b>TOTAL SOURCES</b>	<b>386,030</b>	<b>13,635,775</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	9,047,014
Planning, legal, consulting and engineering (1)	4,826	145,625
Administration	5,495	15,093
Interest and fiscal charges	462,411	3,303,045
Discount on long-term debt	0	13,790
Debt issuance costs	0	11,049
Bond Paying Agent Fee (1)	256	451
Miscellaneous (1)	150	300
Refunding costs	0	139,516
Principal on long-term debt	460,000	1,635,000
Principal on Advances	0	0
<b>TOTAL USES</b>	<b>933,138</b>	<b>14,310,884</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(128,001)</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>(675,109)</b>	<b>(675,109)</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>8,605,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>674,855</b>

TIF 19: SCHEDULE 3 Detailed summary of project costs from date of creation through December 31, 2017			
	Project to Date	Project Plan Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	145,625	25,000	
Relocation & Other Eligible Costs	47,014	100,000	
Development Incentives & Cash Grants	9,000,000	9,000,000	
Administration	15,093	25,000	
Interest and fiscal charges	3,303,045	8,133,583	
Discount on long-term debt	13,790	0	
Debt issuance costs	11,049	0	
Refunding costs	139,516	0	
Miscellaneous	751	0	
<b>TOTAL PROJECT COSTS</b>	<b>12,675,884</b>	<b>17,283,583</b>	
TIF 19 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2010 Taxable Note Anticipation Notes	9,195,000	9,195,000	0
2010 D Taxable Refunding Bonds	10,240,000	1,635,000	8,605,000
<b>Totals</b>	<b>19,435,000</b>	<b>10,830,000</b>	<b>8,605,000</b>
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	480,000	447,108	927,108
2019	500,000	430,308	930,308
2020	520,000	410,558	930,558
2021	545,000	388,718	933,718
2022	575,000	363,920	938,920
2023	605,000	336,608	941,608
2024	640,000	306,660	946,660
2025	675,000	270,180	945,180
2026	715,000	231,705	946,705
2027	760,000	190,950	950,950
2028	810,000	147,630	957,630
2029	865,000	101,460	966,460
2030	915,000	52,155	967,155
	<b>8,605,000</b>	<b>3,677,958</b>	<b>12,282,958</b>

**TID 20**

TIF 20: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments		
	Year Ended	Project
	12/31/17	To Date
<b>PROJECT COSTS</b>		
Capital expenditures		975,000
Planning, legal, consulting and engineering	4,826	51,335
Administration	5,495	17,111
Interest and fiscal charges	40,267	333,671
Discount on long-term debt		690
Debt issuance costs		5,771
Bond Paying Agent Fee (1)	27	48
Miscellaneous (1)	150	300
Refunding costs		14,949
<b>TOTAL COSTS</b>	<b>50,765</b>	<b>1,398,875</b>
<b>PROJECT REVENUES</b>		
Tax increments	24,215	282,741
Interest income		611
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	3,879	20,621
Misc. revenues-other		0
Transfers from other funds		0
<b>TOTAL REVENUES</b>	<b>28,094</b>	<b>303,973</b>
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>22,671</b>	<b>1,094,902</b>
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.		

TIF 20: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	24,215	282,741
Interest income	0	611
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	3,879	20,621
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,092,416
Advances from other funds	0	0
<b>TOTAL SOURCES</b>	<b>28,094</b>	<b>1,396,389</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	975,000
Planning, legal, consulting and engineering	4,826	51,335
Administration	5,495	17,111
Interest and fiscal charges	40,267	333,671
Discount on long-term debt	0	690
Debt issuance costs	0	5,771
Bond Paying Agent Fee (1)	27	48
Miscellaneous (1)	150	300
Refunding costs	0	14,949
Principal on long-term debt	100,000	285,000
Principal on Advances	0	0
<b>TOTAL USES</b>	<b>150,765</b>	<b>1,683,875</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>(164,815)</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>(287,486)</b>	<b>(287,486)</b>
1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State re		
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>810,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>287,459</b>

TIF 20: SCHEDULE 3 Detailed summary of project costs from date of creation through			
through December 31, 2017			
	Project	Project Plan	
	to Date	Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	51,335	12,500	
Development Incentives & Cash Grants	975,000	975,000	
Administration	17,111	12,500	
Interest and fiscal charges	333,671	661,500	
Discount on long-term debt	690	0	
Debt issuance costs	5,771	0	
Refunding costs	14,949	0	
Miscellaneous	348	0	
<b>TOTAL PROJECT COSTS</b>	<b>1,398,875</b>	<b>1,661,500</b>	
TIF 20 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2010 Taxable Note Anticipation Notes	985,000	985,000	0
2010 Taxable Refunding Bonds	1,095,000	285,000	810,000
		0	
<b>Totals</b>	<b>2,080,000</b>	<b>1,270,000</b>	<b>810,000</b>
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	100,000	33,330	133,330
2019	255,000	29,830	284,830
2020	270,000	19,758	289,758
2021	185,000	8,418	193,418
	810,000	91,335	901,335

**TID 21**

TIF 21: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments			
	Year Ended	Project	
	12/31/17	To Date	
<b>PROJECT COSTS</b>			
Capital expenditures	406,582	1,295,021	
Planning, legal, consulting and engineering	6,207	52,559	
Administration	5,495	11,507	
Interest and fiscal charges	39,173	83,486	
Discount on long-term debt		0	
Debt issuance costs		0	
Miscellaneous	150	750	
Refunding costs		0	
<b>TOTAL COSTS</b>	<b>457,607</b>	<b>1,443,323</b>	
<b>PROJECT REVENUES</b>			
Tax increments	445,755	1,428,508	
Interest income	3,376	7,013	
Special assessments		0	
Sale of property		0	
Misc. revenues-computer aid	21,181	104,333	
Misc. revenues-other		0	
Transfers from other funds		0	
<b>TOTAL REVENUES</b>	<b>470,312</b>	<b>1,539,854</b>	
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(12,705)</b>	<b>(96,531)</b>	

TIF 21: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	445,755	1,428,508
Interest income	3,376	7,013
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	21,181	104,333
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	0
Advances from other funds		0
<b>TOTAL SOURCES</b>	<b>470,312</b>	<b>1,539,854</b>
<b>USES OF FUNDS</b>		
Capital expenditures-Dev. Grant (PAYGO)	406,582	1,295,021
Planning, legal, consulting and engineering	6,207	52,559
Administration	5,495	11,507
Interest and fiscal charges	39,173	83,486
Discount on long-term debt	0	0
Debt issuance costs	0	0
Miscellaneous	150	750
Refunding costs	0	0
Principal on Debt	0	0
Principal on Advances	0	0
<b>TOTAL USES</b>	<b>457,607</b>	<b>1,443,323</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>83,826</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>96,531</b>	<b>96,531</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>0</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 21: SCHEDULE 3 Detailed summary of project costs from date of creation through			
through December 31, 2017			
	Project	Project Plan	
	to Date	Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	52,559	25,000	
Development Incentives & Cash Grants	1,295,021	3,500,000	
Administration	11,507	25,000	
Interest and fiscal charges	83,486	495,671	
Discount on long-term debt	0	0	
Debt issuance costs	0	0	
Refunding costs	0	0	
Miscellaneous	750	0	
<b>TOTAL PROJECT COSTS</b>	<b>1,443,323</b>	<b>4,045,671</b>	
TIF 21 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		Balance
Description of individual debt issues	Amt. Borr.	Repaid	12/31/17
No Debt Issued			
	-----	-----	-----
Totals	0	0	0
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
No Debt Issued			
	-----	-----	-----
	0	0	0
<u>PAYGO Agreement with Developer</u>			
Balance remaining on PAYGO (Original Amount \$3.5m)			\$ 2,204,979
Note: The City is obligated to pay this only if there is adequate tax increment			
to support the payment.			
It is anticipated that the PAYGO will be paid off early and in full in 2023.			

**TID 22**

TIF 22: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments			
	Year Ended 12/31/17	Project To Date	
<b>PROJECT COSTS</b>			
Capital expenditures		3,000,303	
Planning, legal, consulting engineering	6,360	72,817	
Administration	5,495	16,775	
Interest and fiscal charges	91,688	203,449	
Discount on long-term debt		0	
Debt issuance costs		41,110	
Bond Paying Agent Fee	480	839	
Miscellaneous	150	1,600	
Refunding costs		0	
<b>TOTAL COSTS</b>	<b>104,173</b>	<b>3,336,893</b>	
<b>PROJECT REVENUES</b>			
Tax increments	323,520	410,264	
Interest income	2,485	6,648	
Special assessments		0	
Sale of property		0	
Misc.revenues-computer aid	4,659	13,860	
Misc. revenues-other		0	
PILOT-Developer Guarantee	133,483	133,483	
Premium on bond issuance		127,084	
<b>TOTAL REVENUES</b>	<b>464,147</b>	<b>691,339</b>	
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(359,974)</b>	<b>2,645,554</b>	

TIF 22: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	323,520	410,264
Interest income	2,485	6,648
Special assessments	0	0
Sale of property	0	0
Misc.revenues-computer aid	4,659	13,860
Misc. revenues-other		0
PILOT-Developer Guarantee	133,483	133,483
Transfers from other funds	0	127,084
Proceeds from long-term debt		3,430,000
Premium on bond issuance	0	0
<b>TOTAL SOURCES</b>	<b>464,147</b>	<b>4,121,339</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	3,000,303
Planning, legal, consulting engineering	6,360	72,817
Administration	5,495	16,775
Interest and fiscal charges	91,688	203,449
Discount on long-term debt	0	0
Debt issuance costs	0	41,110
Bond Paying Agent Fee	480	839
Miscellaneous	150	1,600
Refunding costs	0	0
Principal on long-term debt	135,000	535,000
Principal on Advances	0	0
<b>TOTAL USES</b>	<b>239,173</b>	<b>3,871,893</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>24,472</b>	
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>249,446</b>	<b>249,446</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>3,295,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 22: SCHEDULE 3 Detailed summary of project costs from date of creation through December 31, 2017			
	Project	Project Plan	
	to Date	Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	72,817	50,000	
Development Incentives & Cash Grants	2,000,000	2,600,000	
Public Infrastructure	1,000,303	1,400,000	
Administration	16,775	50,000	
Interest and fiscal charges	203,449	780,000	
Discount on long-term debt	41,110	0	
Debt issuance costs	0	0	
Refunding costs	0	0	
Miscellaneous	2,439	0	
<b>TOTAL PROJECT COSTS</b>	<b>3,336,893</b>	<b>4,880,000</b>	
TIF 22 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		
	Amount		Balance
Description of individual debt issues	Borrowed	Repaid	12/31/17
2015 Taxable G.O. Promissory Notes	2,030,000	135,000	1,895,000
2015 G.O. Promissory Notes	1,000,000	0	1,000,000
2016 G.O. Promissory Notes	400,000	0	400,000
<b>Totals</b>	<b>3,430,000</b>	<b>135,000</b>	<b>3,295,000</b>
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	190,000	90,473	280,473
2019	315,000	88,003	403,003
2020	375,000	82,648	457,648
2021	390,000	75,560	465,560
2022	385,000	66,380	451,380
2023	1,160,000	56,825	1,216,825
2024	480,000	15,300	495,300
	<b>3,295,000</b>	<b>475,188</b>	<b>3,770,188</b>

**TID 23**

TIF 23: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments			
	Year Ended 12/31/17	Project To Date	
<b>PROJECT COSTS</b>			
Capital expenditures		0	
Planning, legal, consulting engineering	6,988	20,666	
Administration	5,495	15,995	
Interest and fiscal charges	25,855	79,458	
Discount on long-term debt		0	
Debt issuance costs		31,975	
Bond Paying Agent Fee		0	
Miscellaneous	150	1,508	
Development Grants		975,000	
<b>TOTAL COSTS</b>	<b>38,488</b>	<b>1,124,602</b>	
<b>PROJECT REVENUES</b>			
Tax increments	143,495	143,495	
Interest income	1,310	1,623	
Special assessments		0	
Sale of property		0	
Misc. revenues-computer aid	24	129	
Misc. revenues-other		0	
Transfers from other funds		0	
<b>TOTAL REVENUES</b>	<b>144,829</b>	<b>145,247</b>	
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>(106,341)</b>	<b>979,355</b>	

TIF 23: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	143,495	143,495
Interest income	1,310	1,623
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	24	129
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,090,000
<b>TOTAL SOURCES</b>	<b>144,829</b>	<b>1,235,247</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	0
Planning, legal, consulting engineering	6,988	20,666
Administration	5,495	15,995
Interest and fiscal charges	25,855	79,458
Discount on long-term debt	0	0
Debt issuance costs	0	31,975
Bond Paying Agent Fee	0	0
Miscellaneous	150	1,508
Development Grants	0	975,000
Principal on long-term debt	0	0
<b>TOTAL USES</b>	<b>38,488</b>	<b>1,124,602</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>4,304</b>	<b>0</b>
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>110,645</b>	<b>110,645</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>1,090,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 23: SCHEDULE 3 Detailed summary of project costs from date of creation through through December 31, 2017			
	Project to Date	Project Plan Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	20,666	25,000	
Special Projects and Other Eligible Costs	0	100,000	
Development Incentives & Cash Grants	975,000	975,000	
Administration	15,995	25,000	
Interest and fiscal charges	79,458	472,765	
Discount on long-term debt	0	0	
Debt issuance costs	31,975	0	
Miscellaneous	1,508	0	
<b>TOTAL PROJECT COSTS</b>	<b>1,124,602</b>	<b>1,597,765</b>	
TIF 23 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		Balance
Description of individual debt issues	Amt. Borr.	Repaid	12/31/17
2014 Taxable Promissory Notes	1,090,000	0	1,090,000
<b>Totals</b>	<b>1,090,000</b>	<b>0</b>	<b>1,090,000</b>
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	100,000	25,130	125,130
2019	140,000	23,145	163,145
2020	145,000	20,326	165,326
2021	165,000	16,829	181,829
2022	170,000	12,723	182,723
2023	180,000	8,080	188,080
2024	190,000	2,803	192,803
	<b>1,090,000</b>	<b>109,036</b>	<b>1,199,036</b>

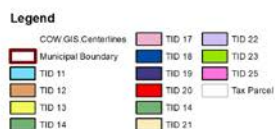
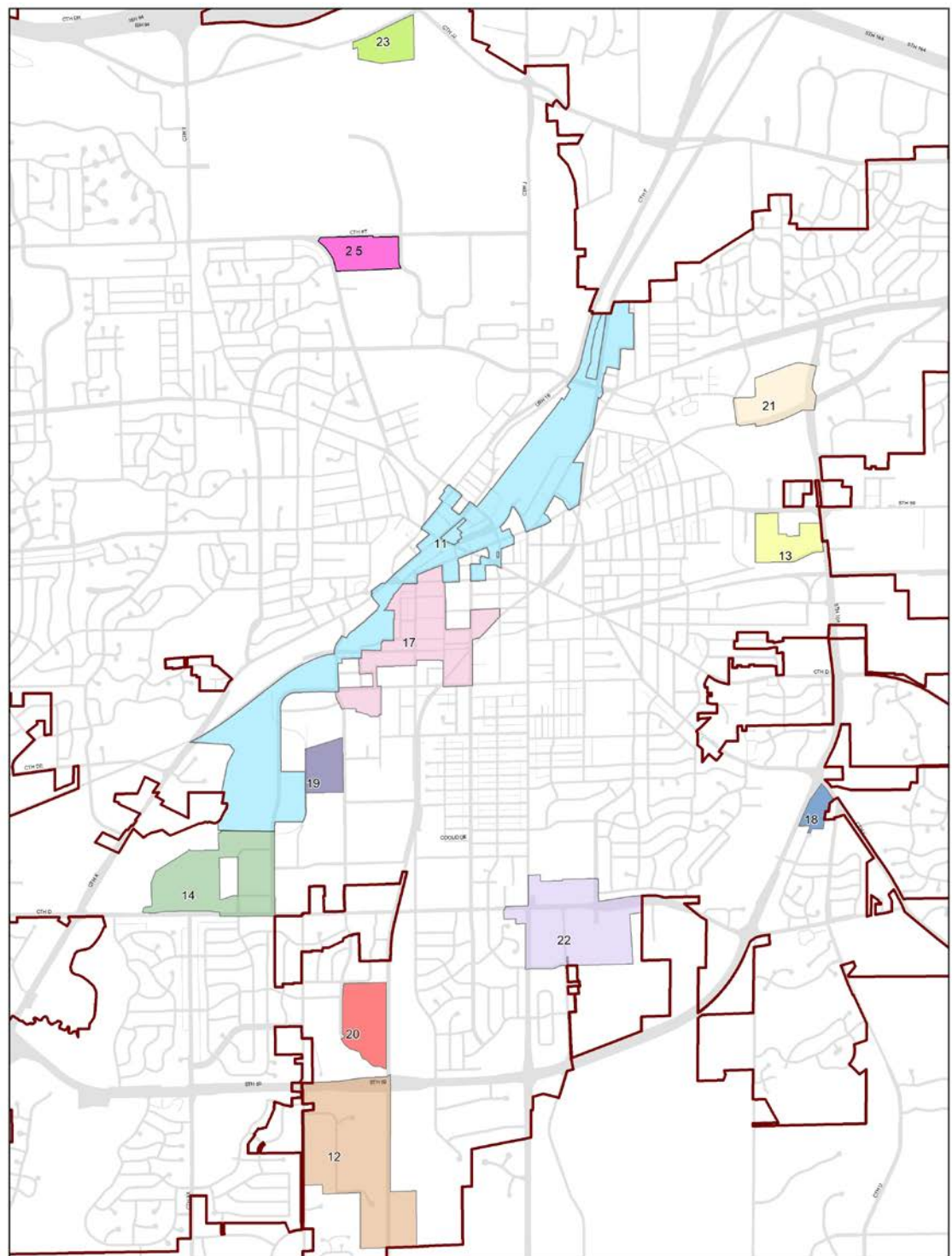
**TID 25**

TIF 25: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments		
	Year Ended	Project
	12/31/17	To Date
<b>PROJECT COSTS</b>		
Capital expenditures		0
Planning, legal, consulting engineering	0	16,472
Development Incentives and Cash Grants	0	1,150,000
Administration	18,821	21,821
Interest and fiscal charges	20,985	29,204
Discount on long-term debt	0	0
Debt issuance costs	475	20,883
Bond Paying Agent Fee	0	0
Miscellaneous	150	1,300
Development Grants	107,199	107,199
<b>TOTAL COSTS</b>	<b>147,630</b>	<b>1,346,879</b>
<b>PROJECT REVENUES</b>		
Tax increments	39,732	39,732
Interest income	200	836
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	261	261
Misc. revenues-other	0	0
Transfers from other funds	0	0
<b>TOTAL REVENUES</b>	<b>40,193</b>	<b>40,829</b>
<b>NET COST RECOVERABLE THROUGH TAX INCREMENT</b>	<b>107,437</b>	<b>1,306,051</b>

TIF 25: SCHEDULE 2 Summary of sources, uses, and status of funds		
	Year Ended	Project
	12/31/17	To Date
<b>SOURCES OF FUNDS</b>		
Tax increments	39,732	39,732
Interest income	200	836
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	261	261
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,200,000
<b>TOTAL SOURCES</b>	<b>40,193</b>	<b>1,240,829</b>
<b>USES OF FUNDS</b>		
Capital expenditures	0	0
Planning, legal, consulting engineering	0	16,472
Development Incentives and Cash Grants	0	1,150,000
Administration	18,821	21,821
Interest and fiscal charges	20,985	29,204
Discount on long-term debt	0	0
Debt issuance costs	475	20,883
Miscellaneous	150	1,300
Development Grants	107,199	107,199
Principal on long-term debt	0	0
<b>TOTAL USES</b>	<b>147,630</b>	<b>1,346,879</b>
<b>BEGINNING FUND BALANCE (DEFICIT)</b>	<b>1,386</b>	<b>0</b>
<b>ENDING FUND BALANCE (DEFICIT)</b>	<b>(106,051)</b>	<b>(106,051)</b>
<b>LONG-TERM DEBT OUTSTANDING 12/31</b>		<b>1,200,000</b>
<b>DUE TO GENERAL FUND 12/31</b>		<b>0</b>

TIF 25: SCHEDULE 3 Detailed summary of project costs from date of creation through			
through December 31, 2017			
	Project	Project Plan	
	to Date	Estimate	
Capital Expenditures:			
Planning, legal, consulting and engineering	16,472	125,000	
Special Projects and Other Eligible Costs	0	0	
Development Incentives & Cash Grants	1,257,199	2,875,000	
Public Infrastructure	0	60,000	
Administration	21,821	60,000	
Interest and fiscal charges	29,204	265,635	
Capitalized Interest	0	51,229	
Debt issuance costs	20,883	0	
Miscellaneous	1,300	0	
TOTAL PROJECT COSTS	1,346,879	3,436,864	
TIF 25 : SCHEDULE 4			
NOTE 2 - Long-Term Debt			
	Original		Balance
Description of individual debt issues	Amt. Borr.	Repaid	12/31/17
2016 E.G.O. Promissory Note	1,200,000	0	1,200,000
Totals	1,200,000	0	1,200,000
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
2018	140,000	20,985	160,985
2019	145,000	19,445	164,445
2020	145,000	17,633	162,633
2021	150,000	15,603	165,603
2022	150,000	13,203	163,203
2023	155,000	10,428	165,428
2024	155,000	7,250	162,250
2025	160,000	3,840	163,840
	1,200,000	108,385	1,308,385

## District Map



**City of Waukesha  
Open TIF Districts**



## **Staff Information**

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