



City of Waukesha

2018

Annual Report

Open TIF Districts

This report has been generated to satisfy the State of Wisconsin statutory requirement to provide financial information for each district on an annual basis. The required reports have been filed with the Wisconsin Department of Revenue and can be found on their website. The financial detail shown in this report is a snapshot in time. The longer districts are open the easier it is for us to predict cash flow and termination date. The newest districts often show negative balances because there are capital outlays being made before new taxable projects are finished. As the new projects come onto the tax rolls the district is reimbursed for these initial costs and often show positive balances. These reports do not consider future expected expenses for project that have not yet begun.

TIF Annual Report

2018

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Portfolio Overview

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 because 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 2018.

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.

Financial Summary

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

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Financial Statements

TID 11

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

TIF 11: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures	0	16,612,567
Planning, legal and consulting (1)	7,865	25,553
Administration	4,135	620,491
Interest and fiscal charges	303,083	9,296,311
Discount on long-term debt		106,245
Debt issuance costs	19,558	125,398
Bond Paying Agent Fee (1)	1,123	2,753
Room Tax Remitted (1)	5,082	73,362
Miscellaneous (1)	150	10,206
Transfer to Other Funds	141,999	141,999
Refunding costs		454,608
Grants and Contributions	1,000,000	1,000,000
TOTAL COSTS	1,482,995	28,469,493
PROJECT REVENUES		
Tax increments	969,114	14,110,585
Interest income		483,731
Sale of property		806,776
Misc. revenues-Mostly State Aids (1)	26,326	1,736,287
Misc. revenues- Hotel Tax	20,327	277,565
Miscellaneous revenues-Other (1)	330	1,570
PILOT/Developer Guarantee	113,541	317,261
Transfers from other funds		4,624
TOTAL REVENUES	1,129,639	17,738,400
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	353,357	10,731,094

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	969,114	14,110,585
Interest income	0	483,731
Sale of property	0	806,776
Misc. revenues-Mostly State Aids (1)	26,326	1,736,287
Misc. revenues- Hotel Tax	20,327	277,565
Miscellaneous revenues-Other	330	1,570
PILOT/Developer Guarantee	113,541	317,261
Transfers from other funds	0	4,624
Proceeds from long-term debt	1,020,000	31,277,820
Proceeds from long-term debt-Refunding		100,000
Premium on Debt		449,667
Advances from other funds		150,000
TOTAL SOURCES	2,149,639	49,715,886
USES OF FUNDS		
Capital expenditures	1,000,000	17,612,567
Administration	4,135	620,491
Planning, legal and consulting (1)	7,865	25,553
Interest and fiscal charges	303,083	9,296,311
Discount on long-term debt	0	106,245
Debt issuance costs	19,558	125,398
Bond Paying Agent Fee (1)	1,123	2,753
Room Tax Remitted (1)	5,082	73,362
Miscellaneous (1)	150	10,206
Refunding-Payment to Escrow		4,239,642
Refunding Costs		454,608
Principal on long-term debt	600,000	19,732,493
Transfer to Other Funds	141,999	141,999
Principal on advances		150,000
TOTAL USES	2,082,995	52,591,628
BEGINNING FUND BALANCE (DEFICIT)	(2,892,267)	0
ENDING FUND BALANCE (DEFICIT)	(2,825,624)	(2,825,624)
LONG-TERM DEBT OUTSTANDING 12/31		6,920,000
DUE TO GENERAL FUND 12/31		1,960,548

TIF 11 : SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Actual	Project Plan Estimate
Capital Expenditures:		
Planning, legal, and consulting	182,465	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 Write-downs	6,704,686	5,200,000
Water mains	0	0
Sanitary sewers	0	150,000
Development Grants	1,000,000	0
Administration	620,491	200,000
Miscellaneous	30,854	0
Transfers to Other Funds	141,999	0
Interest and fiscal charges	9,296,311	4,225,320
Discount on long-term debt	106,245	0
Debt issuance costs	125,398	123,600
Refunding costs	454,608	0
TOTAL PROJECT COSTS	28,469,493	24,718,118

TIF 11 : SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/18
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	645,000	1,220,000
2010 A G.O. Refunding Bonds	3,655,000	2,730,000	925,000
2011C Refunding Bonds	215,000	215,000	0
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
2018B G.O. Taxable Notes	1,020,000	0	1,020,000
Totals	34,535,368	27,515,368	6,920,000

Aggregate maturities of all long-term debt

Note: Debt was restructured in 2015.

Calendar year	Principal	Interest	Totals
2019	1,445,000	288,990	1,733,990
2020	670,000	227,083	897,083
2021	1,290,000	202,608	1,492,608
2022	1,120,000	150,583	1,270,583
2023	345,000	105,158	450,158
2024	1,085,000	67,618	1,152,618
2025	265,000	45,391	310,391
2026	275,000	33,266	308,266
2027	270,000	20,675	290,675
2028	155,000	9,455	164,455
	6,920,000	1,150,825	8,070,825

TID 12

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

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

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		5,304,444
Planning, legal, consulting and engineering	7,865	335,590
Administration	4,135	22,625
Interest and fiscal charges	95,014	2,702,498
Discount on long-term debt		21,779
Debt issuance costs		12,018
Bond Paying Agent Fee (1)	88	956
Miscellaneous (1)	150	450
Refunding costs	0	131,572
TOTAL COSTS	107,251	8,531,932
PROJECT REVENUES		
Tax increments	358,603	4,467,350
Interest income		170,201
Special assessments		83
Sale of property		0
Misc. Revenues-computer aid	3,380	81,897
PILOT/Developer Guarantee		199,000
Premium on bond issuance		303,166
TOTAL REVENUES	361,983	5,221,697
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(254,732)	3,310,235

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	358,603	4,467,350
Interest income	0	170,201
Special assessments	0	83
Sale of property	0	0
Misc. Revenues-computer aid	3,380	81,897
PILOT/Developer Guarantee	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
TOTAL SOURCES	361,983	20,595,609
USES OF FUNDS		
Capital expenditures	0	5,304,444
Planning, legal, consulting and engineering	7,865	335,590
Administration	4,135	22,625
Interest and fiscal charges	95,014	2,702,498
Discount on long-term debt	0	21,779
Debt issuance costs	0	12,018
Bond Paying Agent Fee (1)	88	956
Miscellaneous (1)	150	450
Refunding costs	0	131,572
Refunding payment to escrow		8,664,751
Principal on long-term debt	835,000	5,113,140
Principal on Advances		69,653
TOTAL USES	942,251	22,379,476
BEGINNING FUND BALANCE		
(DEFICIT)	(1,203,598)	
ENDING FUND BALANCE (DEFICIT)	(1,783,867)	(1,783,867)
LONG-TERM DEBT OUTSTANDING		
12/31		1,475,000
DUE TO GENERAL FUND 12/31		1,783,867

TIF 12: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	712,123	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	35,316	0
Interest and fiscal charges	2,702,499	2,604,145
Discount on long-term debt	21,779	0
Debt issuance costs	12,017	0
Refunding costs	131,572	0
Miscellaneous	1,406	0
TOTAL PROJECT COSTS	8,531,932	7,220,645

TIF 12 : SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/18
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	863,140	820,000
2015A G.O. Promissory Notes	815,000	755,000	60,000
2016A G.O. Promissory Notes	260,000	260,000	0
Totals	15,118,140	13,643,140	1,475,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	1,475,000	163,125	1,638,125

TID 13

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

TIF 13: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		2,476,002
Planning, legal, consulting and engineering	4,135	54,358
Administration	7,865	22,277
Interest and fiscal charges	75,223	828,924
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee (1)		0
Miscellaneous (1)	150	750
Refunding costs		0
TOTAL COSTS	87,373	3,382,311
PROJECT REVENUES		
Tax increments	76,637	862,525
Interest income		0
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	93	2,167
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	76,730	864,692
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	10,643	2,517,619

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	76,637	862,525
Interest income	0	0
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	93	2,167
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
TOTAL SOURCES	76,730	3,340,618
USES OF FUNDS		
Capital expenditures	0	2,476,002
Planning, legal, consulting and engineering	4,135	54,358
Administration	7,865	22,277
Interest and fiscal charges	75,223	828,924
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee (1)	0	0
Miscellaneous (1)	150	750
Refunding costs	0	0
Principal on long-term debt	0	0
Principal on Advances	0	0
TOTAL USES	87,373	3,382,311
BEGINNING FUND BALANCE (DEFICIT)	(31,050)	
ENDING FUND BALANCE (DEFICIT)	(41,693)	(41,693)
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		41,693

TIF 13: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	295,827	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	22,277	35,000
Interest and fiscal charges	828,924	500,000
Discount on long-term debt	0	0
Debt issuance costs	0	0
Refunding costs	0	0
Miscellaneous	750	0
TOTAL PROJECT COSTS	3,382,311	5,498,000

TID 14

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

TIF 14: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		7,272,631
Planning, legal, consulting and engineering	30,039	149,905
Development contributions		650,000
Administration	4,135	191,115
Interest and fiscal charges	33,050	2,478,524
Discount on long-term debt		54,780
Debt issuance costs		50,701
Bond Paying Agent Fee (1)	91	745
Miscellaneous (1)	396	696
Refunding costs		26,609
Assessment Refunds	25,859	25,859
Transfer to General Fund (PY Assess Refund)	61,464	61,464
TOTAL COSTS	155,034	10,963,029
PROJECT REVENUES		
Tax increments	1,693,271	11,243,879
Interest income	38,511	141,085
Special assessments		0
Sale of property		73,280
Misc. revenues-computer aid	7,682	138,304
Misc. revenues-other		0
PILOT-Developer Guarantee		174,070
Premium on long-term debts		57,959
TOTAL REVENUES	1,739,464	11,828,577
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(1,584,430)	(865,548)

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	1,693,271	11,243,879
Interest income	38,511	141,085
Special assessments	0	0
Sale of property	0	73,280
Misc. revenues-Mostly Exempt Aid	7,682	138,304
Misc. 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	0	375,000
Advances from other funds	0	0
TOTAL SOURCES	1,739,464	24,092,939
USES OF FUNDS		
Capital expenditures	0	7,272,631
Planning, legal, consulting and engineering	30,039	149,905
Administration	4,135	191,115
Interest and fiscal charges	33,050	2,478,524
Discount on long-term debt	0	54,780
Debt issuance costs	0	50,701
Bond Paying Agent Fee (1)	91	745
Miscellaneous (1)	396	696
Refunding costs	0	26,609
Refunding-Payment to Escrow	0	381,394
Principal on long-term debt	325,000	11,021,715
Development contributions	0	650,000
Assessment Refunds	25,859	25,859
Transfer to General Fund (PY Assess Refund)	61,464	61,464
TOTAL USES	480,034	22,366,138
BEGINNING FUND BALANCE (DEFICIT)	467,371	
ENDING FUND BALANCE (DEFICIT)	1,726,801	1,726,801

LONG-TERM DEBT OUTSTANDING 12/31
DUE TO GENERAL FUND 12/31

885,000
0

TIF 14: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	119,866	484,000
Street and other site improvements	6,479,199	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	2,822,096
Administration	191,115	150,000
Assessment Refunds	25,859	0
Transfer to General Fund (PY Assess Refund)	61,464	0
Interest and fiscal charges	2,478,524	4,749,229
Discount on long-term debt	54,780	0
Debt issuance costs	50,701	250,580
Miscellaneous	1,442	0
Refunding costs	26,609	0
TOTAL PROJECT COSTS	10,963,029	15,703,195

TIF 14 : SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/18
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	325,000	50,000
Totals	12,185,000	11,300,000	885,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	885,000	52,450	937,450

TID 17

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

TIF 17: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		4,583,657
Planning, legal, consulting and engineering (1)	7,865	21,385
Administration (1)	4,285	109,338
Interest and fiscal charges	229,658	1,845,721
Discount on long-term debt		9,061
Debt issuance costs		8,057
Bond Paying Agent Fee (1)	301	816
Miscellaneous (1)		947
Refunding costs		71,885
Assessment Refunds	3,182	3,182
Transfer to General Fund (PY Assess Refund)	683	683
TOTAL COSTS	245,974	6,654,732
PROJECT REVENUES		
Tax increments	544,035	3,064,682
Interest income	24,017	58,832
Intergovernmental revenues	995	70,924
Sale of property		6
Miscellaneous revenues-computer aid		16,478
Miscellaneous revenues-other		175,019
Premium on Debt		9,490
Transfers from other funds		0
TOTAL REVENUES	569,047	3,395,431
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(323,073)	3,259,301

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	544,035	3,064,682
Interest income	24,017	58,832
Intergovernmental revenues	995	70,924
Sale of property	0	6
Miscellaneous revenues-computer aid	0	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
TOTAL SOURCES	569,047	12,922,360
USES OF FUNDS		
Capital expenditures	0	4,583,657
Planning, legal, consulting and engineering (1)	7,865	21,385
Administration (1)	4,285	109,338
Interest and fiscal charges	229,658	1,845,721
Discount on long-term debt	0	9,061
Debt issuance costs	0	8,057
Bond Paying Agent Fee (1)	301	816
Miscellaneous (1)	0	947
Refunding-Costs		71,885
Refunding-Payment to Escrow		20,341
Principal on long-term debt		380,000
Refunding principal on long-term debt		4,691,929
Assessment Refunds	3,182	3,182
Transfer to General Fund (PY Assess Refund)	683	683
TOTAL USES	245,974	11,747,002
BEGINNING FUND BALANCE (DEFICIT)	852,285	0
ENDING FUND BALANCE (DEFICIT)	1,175,358	1,175,358
LONG-TERM DEBT OUTSTANDING 12/31	4,435,000	
DUE TO GENERAL FUND 12/31	0	

TIF 17: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	to Date	Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	233,475	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	115,961	267,500
Assessment Refunds	3,182	0
Transfer to General Fund (PY Assess Refund)	683	0
Interest and fiscal charges	1,845,721	5,202,763
Discount on long-term debt	9,062	0
Debt issuance costs	8,057	377,500
Refunding costs	71,885	0
Miscellaneous	1,763	0
TOTAL PROJECT COSTS	6,654,732	14,908,823

TIF 17 : SCHEDULE 4

NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/18
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
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	1,852,883	6,287,883

TID 18

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

TIF 18: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		950,000
Planning, legal, consulting and engineering	7,865	96,052
Administration	4,135	53,996
Interest and fiscal charges	28,745	392,017
Discount on long-term debt		3,354
Debt issuance costs		1,385
Bond Paying Agent Fee (1)	228	615
Miscellaneous (1)	150	450
Refunding costs		17,660
TOTAL COSTS	41,123	1,515,529
PROJECT REVENUES		
Tax increments	90,756	847,203
Interest income	2,672	11,249
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	158	1,974
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	93,586	860,426
NET COST RECOVERABLE THROUGH TAX INCREMENT	(52,463)	655,103

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	90,756	847,203
Interest income	2,672	11,249
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	158	1,974
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
TOTAL SOURCES	93,586	3,105,426
USES OF FUNDS		
Capital expenditures	0	950,000
Planning, legal, consulting and engineering	7,865	96,052
Administration	4,135	53,996
Interest and fiscal charges	28,745	392,017
Discount on long-term debt	0	3,354
Debt issuance costs	0	1,385
Bond Paying Agent Fee (1)	228	615
Miscellaneous (1)	150	450
Refunding costs	0	17,660
Principal on long-term debt	65,000	1,505,000
Principal on Advances	0	0
TOTAL USES	106,123	3,020,529
BEGINNING FUND BALANCE		
(DEFICIT)	97,434	
ENDING FUND BALANCE (DEFICIT)		
	84,897	84,897
LONG-TERM DEBT OUTSTANDING		
12/31		740,000
DUE TO GENERAL FUND 12/31		0

TIF 18: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	96,052	25,000
Street and other site improvements	950,000	950,000
Land Acquisition, Write Downs, Loans	0	0
Administration	53,996	25,000
Interest and fiscal charges	392,017	701,500
Discount on long-term debt	3,354	0
Debt issuance costs	1,385	0
Refunding costs	17,660	0
Miscellaneous	1,065	0
TOTAL PROJECT COSTS	1,515,529	1,701,500

TIF 18 : SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/18
2008 Taxable Note Anticipation Note	1,115,000	1,115,000	0
2011 Taxable Refunding Bonds	1,130,000	390,000	740,000
Totals	2,245,000	1,505,000	740,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	740,000	79,440	819,440

TID 19SCHEDULES FOR ANNUAL STATE TIF
REPORTS

FOR THE YEAR ENDED 12/31/18

TIF 19: SCHEDULE 1 - Historical summary of project costs, revenues, and
net cost to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		9,047,014
Planning, legal, consulting and engineering (1)	7,865	153,490
Administration	4,135	19,228
Interest and fiscal charges	461,510	3,764,555
Discount on long-term debt		13,790
Debt issuance costs		11,049
Bond Paying Agent Fee (1)	256	707
Miscellaneous (1)	150	450
Refunding costs		139,516
		<hr/> 13,149,79
TOTAL COSTS	473,915	8
PROJECT REVENUES		
Tax increments	360,955	2,451,955
Interest income		7,890
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	13,372	94,902
Misc. revenues-other		0
PILOT/Developer Guarantee	568,006	1,807,633
Transfers from other funds		0
TOTAL REVENUES	942,333	<hr/> 4,362,380
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(468,417)	8,787,419

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	360,955	2,451,955
Interest income	0	7,890
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	13,372	94,902
Misc. revenues-other	0	0
PILOT/Developer Guarantee	568,006	1,807,633
Transfers from other funds	0	0
		10,215,72
Proceeds from long-term debt	0	7
Advances from other funds	0	0
		14,578,10
TOTAL SOURCES	942,333	7
USES OF FUNDS		
Capital expenditures	0	9,047,014
Planning, legal, consulting and engineering (1)	7,865	153,490
Administration	4,135	19,228
Interest and fiscal charges	461,510	3,764,555
Discount on long-term debt	0	13,790
Debt issuance costs	0	11,049
Bond Paying Agent Fee (1)	256	707
Miscellaneous (1)	150	450
Refunding costs	0	139,516
Principal on long-term debt	480,000	2,115,000
Principal on Advances	0	0
		15,264,79
TOTAL USES	953,915	8
BEGINNING FUND BALANCE (DEFICIT)		
	(675,109)	
ENDING FUND BALANCE (DEFICIT)		
	(686,691)	(686,691)
LONG-TERM DEBT OUTSTANDING 12/31		8,125,000
DUE TO GENERAL FUND 12/31		981,755

TIF 19: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	153,490	25,000
Relocation & Other Eligible Costs	47,014	100,000
Development Incentives & Cash Grants	9,000,000	9,000,000
Administration	19,228	25,000
Interest and fiscal charges	3,764,555	8,133,583
Discount on long-term debt	13,790	0
Debt issuance costs	11,049	0
Refunding costs	139,516	0
Miscellaneous	1,157	0
TOTAL PROJECT COSTS	13,149,798	17,283,583

TIF 19 : SCHEDULE 4

NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/18
2010 Taxable Note Anticipation Notes	9,195,000	9,195,000	0
2010 D Taxable Refunding Bonds	10,240,000	2,115,000	8,125,000
Totals	19,435,000	11,310,000	8,125,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	8,125,000	3,230,850	11,355,850

TID 20

SCHEDULES FOR ANNUAL STATE TIF REPORTS FOR THE YEAR ENDED 12/31/18

TIF 20: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		975,000
Planning, legal, consulting and engineering	7,865	59,200
Administration	4,135	21,245
Interest and fiscal charges	39,741	373,412
Discount on long-term debt		690
Debt issuance costs		5,771
Bond Paying Agent Fee (1)	27	75
Miscellaneous (1)	150	450
Refunding costs		14,949
TOTAL COSTS	51,919	1,450,792
PROJECT REVENUES		
Tax increments	20,153	302,894
Interest income		611
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	3,936	24,557
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	24,089	328,062

NET COST RECOVERABLE THROUGH TAX INCREMENT

27,830 1,122,730

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 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	20,153	302,894
Interest income	0	611
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	3,936	24,557
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
TOTAL SOURCES	24,089	1,420,478
USES OF FUNDS		
Capital expenditures	0	975,000
Planning, legal, consulting and engineering	7,865	59,200
Administration	4,135	21,245
Interest and fiscal charges	39,741	373,412
Discount on long-term debt	0	690
Debt issuance costs	0	5,771
Bond Paying Agent Fee (1)	27	75
Miscellaneous (1)	150	450
Refunding costs	0	14,949
Principal on long-term debt	100,000	385,000
Principal on Advances	0	0
TOTAL USES	151,919	1,835,792
BEGINNING FUND BALANCE		
(DEFICIT)	(287,484)	
ENDING FUND BALANCE (DEFICIT)		
	(415,314)	(415,314)

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

LONG-TERM DEBT OUTSTANDING	
12/31	710,000
DUE TO GENERAL FUND 12/31	415,289

TIF 20: SCHEDULE 3 Detailed summary of project costs from date of creation through December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	59,200	12,500
Development Incentives & Cash Grants	975,000	975,000
Administration	21,245	12,500
Interest and fiscal charges	373,412	661,500
Discount on long-term debt	690	0
Debt issuance costs	5,771	0
Refunding costs	14,949	0
Miscellaneous	525	0
TOTAL PROJECT COSTS	1,450,792	1,661,500

TIF 20 : SCHEDULE 4

NOTE 2 - Long-Term Debt

	Original Amount Borrowed	Repaid	Balance 12/31/18
Description of individual debt issues			
2010 Taxable Note Anticipation Notes	985,000	985,000	0
2010 Taxable Refunding Bonds	1,095,000	385,000	710,000
		0	
Totals	2,080,000	1,370,000	710,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2019	255,000	29,830	284,830
2020	270,000	19,758	289,758
2021	185,000	8,418	193,418
	710,000	58,005	768,005

TID 21SCHEDULES FOR ANNUAL STATE TIF REPORTS
FOR THE YEAR ENDED 12/31/18TIF 21: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures	360,368	1,655,389
Planning, legal, consulting and engineering	7,865	60,424
Administration	8,635	20,142
Interest and fiscal charges	33,075	116,561
Discount on long-term debt		0
Debt issuance costs		0
Miscellaneous	150	900
Refunding costs		0
TOTAL COSTS	410,093	1,853,416
PROJECT REVENUES		
Tax increments	393,443	1,821,951
Interest income	6,088	13,101
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	21,492	125,825
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	421,023	1,960,877
NET COST RECOVERABLE THROUGH TAX INCREMENT	(10,930)	(107,461)

TIF 21: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	393,443	1,821,951
Interest income	6,088	13,101
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	21,492	125,825
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	0
Advances from other funds		0
TOTAL SOURCES	421,023	1,960,877
USES OF FUNDS		
Capital expenditures-Dev. Grant (PAYGO)	360,368	1,655,389
Planning, legal, consulting and engineering	7,865	60,424
Administration	8,635	20,142
Interest and fiscal charges	33,075	116,561
Discount on long-term debt	0	0
Debt issuance costs	0	0
Miscellaneous	150	900
Refunding costs	0	0
Principal on Debt	0	0
Principal on Advances	0	0
TOTAL USES	410,093	1,853,416
BEGINNING FUND BALANCE (DEFICIT)	96,531	
ENDING FUND BALANCE (DEFICIT)	107,461	107,461
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		0

TIF 21: SCHEDULE 3 Detailed summary of project costs from date of creation through December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	60,424	25,000
Development Incentives & Cash Grants	1,655,389	3,500,000
Administration	20,142	25,000
Interest and fiscal charges	116,561	495,671
Discount on long-term debt	0	0
Debt issuance costs	0	0
Refunding costs	0	0
Miscellaneous	900	0
TOTAL PROJECT COSTS	1,853,416	4,045,671

TIF 21 : SCHEDULE 4
NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/18
Description of individual debt issues			
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

PAYGO Agreement with Developer

Balance remaining on PAYGO (Original Amount \$3.5m)	\$
	<u>1,844,611</u>

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 in2023.

SCHEDULES FOR ANNUAL STATE TIF REPORTS
FOR THE YEAR ENDED 12/31/18

TIF 22: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		3,000,303
Planning, legal, consulting engineering	7,865	80,682
Administration	4,135	20,910
Interest and fiscal charges	90,473	293,922
Discount on long-term debt		0
Debt issuance costs		41,110
Bond Paying Agent Fee	480	1,319
Miscellaneous	169	1,769
Refunding costs		0
TOTAL COSTS	103,122	3,440,015
PROJECT REVENUES		
Tax increments	532,841	943,105
Interest income	12,270	18,918
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	4,727	18,587
Misc. revenues-other		0
PILOT-Developer Guarantee	64,886	198,369
Premium on bond issuance		127,084
TOTAL REVENUES	614,724	1,306,063
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(511,603)	2,133,951

TIF 22: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	532,841	943,105
Interest income	12,270	18,918
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	4,727	18,587
Misc. revenues-other		0
PILOT-Developer Guarantee	64,886	198,369
Transfers from other funds	0	127,084
Proceeds from long-term debt	0	3,430,000
Premium on bond issuance	0	0
TOTAL SOURCES	614,724	4,736,063
USES OF FUNDS		
Capital expenditures	0	3,000,303
Planning, legal, consulting engineering	7,865	80,682
Administration	4,135	20,910
Interest and fiscal charges	90,473	293,922
Discount on long-term debt	0	0
Debt issuance costs	0	41,110
Bond Paying Agent Fee	480	1,319
Miscellaneous	169	1,769
Refunding costs	0	0
Principal on long-term debt	190,000	725,000
Principal on Advances	0	0
TOTAL USES	293,122	4,165,015
BEGINNING FUND BALANCE (DEFICIT)	249,446	
ENDING FUND BALANCE (DEFICIT)	571,049	571,049
LONG-TERM DEBT OUTSTANDING		
12/31		3,105,000
DUE TO GENERAL FUND 12/31		0

TIF 22: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	80,682	50,000
Development Incentives & Cash Grants	2,000,000	2,600,000
Public Infrastructure	1,000,303	1,400,000
Administration	20,910	50,000
Interest and fiscal charges	293,922	780,000
Discount on long-term debt	41,110	0
Debt issuance costs	0	0
Refunding costs	0	0
Miscellaneous	3,088	0
TOTAL PROJECT COSTS	3,440,015	4,880,000

TIF 22 : SCHEDULE 4

NOTE 2 - Long-Term Debt

	Original Amount Borrowed	Repaid	Balance 12/31/18
Description of individual debt issues			
2015 Taxable G.O. Promissory Notes	2,030,000	325,000	1,705,000
2015 G.O. Promissory Notes	1,000,000	0	1,000,000
2016 G.O. Promissory Notes	400,000	0	400,000
Totals	3,430,000	325,000	3,105,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	3,105,000	384,715	3,489,715

TID 23SCHEDULES FOR ANNUAL STATE TIF REPORTS
FOR THE YEAR ENDED 12/31/18TIF 23: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	7,865	28,531
Administration	4,135	20,130
Interest and fiscal charges	25,130	104,588
Discount on long-term debt		0
Debt issuance costs		31,975
Bond Paying Agent Fee	475	475
Miscellaneous	150	1,658
Development Grants		975,000
TOTAL COSTS	37,755	1,162,357
PROJECT REVENUES		
Tax increments	165,348	308,843
Interest income	3,154	4,777
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	24	153
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	168,526	313,773
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(130,771)	848,584

TIF 23: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	165,348	308,843
Interest income	3,154	4,777
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	24	153
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,090,000
TOTAL SOURCES	168,526	1,403,773
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	7,865	28,531
Administration	4,135	20,130
Interest and fiscal charges	25,130	104,588
Discount on long-term debt	0	0
Debt issuance costs	0	31,975
Bond Paying Agent Fee	475	475
Miscellaneous	150	1,658
Development Grants	0	975,000
Principal on long-term debt	100,000	100,000
TOTAL USES	137,755	1,262,357
BEGINNING FUND BALANCE		
(DEFICIT)	110,645	0
ENDING FUND BALANCE (DEFICIT)	141,416	141,416
LONG-TERM DEBT OUTSTANDING 12/31		
DUE TO GENERAL FUND 12/31		990,000
		0

TIF 23: SCHEDULE 3 Detailed summary of project costs from date of creation through December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	28,531	25,000
Special Projects and Other Eligible Costs	0	100,000
Development Incentives & Cash Grants	975,000	975,000
Administration	20,130	25,000
Interest and fiscal charges	104,588	472,765
Discount on long-term debt	0	0
Debt issuance costs	31,975	0
Miscellaneous	2,133	0
TOTAL PROJECT COSTS	1,162,357	1,597,765

TIF 23 : SCHEDULE 4

NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/18
Description of individual debt issues			
2014 Taxable Promissory Notes	1,090,000	100,000	990,000
Totals	1,090,000	100,000	990,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	990,000	83,906	1,073,906

TID 25SCHEDULES FOR ANNUAL STATE TIF REPORTS
FOR THE YEAR ENDED 12/31/18TIF 25: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/18	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	7,865	24,337
Development Incentives and Cash Grants		1,150,000
Administration	4,135	25,956
Interest and fiscal charges	20,985	50,189
Discount on long-term debt		0
Debt issuance costs		20,883
Bond Paying Agent Fee	475	475
Miscellaneous	150	1,450
Development Grants-PAYGO	106,139	213,338
TOTAL COSTS	139,749	1,486,628
PROJECT REVENUES		
Tax increments	280,334	320,066
Interest income	2,087	2,923
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	265	526
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	282,686	323,515
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(142,937)	1,163,113

TIF 25: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/18	Project To Date
SOURCES OF FUNDS		
Tax increments	280,334	320,066
Interest income	2,087	2,923
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	265	526
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,200,000
TOTAL SOURCES	282,686	1,523,515
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	7,865	24,337
Development Incentives and Cash Grants	0	1,150,000
Administration	4,135	25,956
Interest and fiscal charges	20,985	50,189
Discount on long-term debt	0	0
Debt issuance costs	0	20,883
Bond Paying Agent Fee	475	475
Miscellaneous	150	1,450
Development Grants-PAYGO	106,139	213,338
Principal on long-term debt	140,000	140,000
TOTAL USES	279,749	1,626,628
BEGINNING FUND BALANCE (DEFICIT)	(106,050)	0
ENDING FUND BALANCE (DEFICIT)	(103,113)	(103,113)
LONG-TERM DEBT OUTSTANDING 12/31		1,060,000
DUE TO GENERAL FUND 12/31		0

TIF 25: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2018

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	24,337	125,000
Special Projects and Other Eligible Costs	0	0
Development Incentives & Cash Grants	1,363,338	2,875,000
Public Infrastructure	0	60,000
Administration	25,956	60,000
Interest and fiscal charges	50,189	265,635
Capitalized Interest	0	51,229
Debt issuance costs	20,883	0
Miscellaneous	1,925	0
TOTAL PROJECT COSTS	1,486,628	3,436,864

TIF 25 : SCHEDULE 4

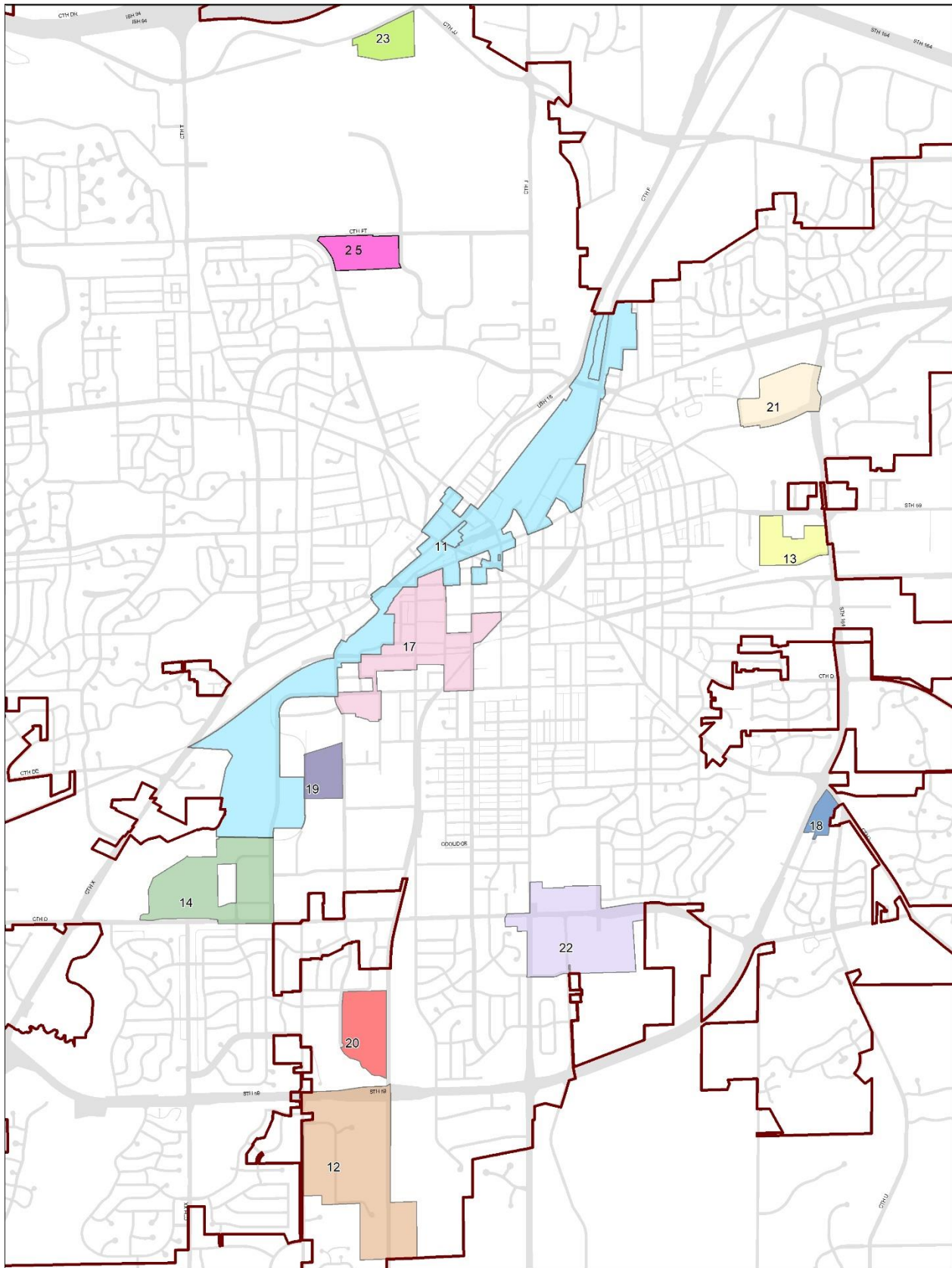
NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/18
Description of individual debt issues			
2016 E G.O. Promissory Note	1,200,000	140,000	1,060,000
Totals	1,200,000	140,000	1,060,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
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
	1,060,000	87,400	1,147,400

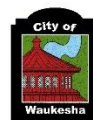
District Map



Legend

COW GIS Centerlines	TID 17	TID 22
Municipal Boundary	TID 18	TID 23
TID 11	TID 19	TID 25
TID 12	TID 20	Tax Parcel
TID 13	TID 14	
TID 14	TID 21	

City of Waukesha Open TIF Districts



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