

City of Waukesha, Wisconsin

Tax Increment District #12 - Waukesha Corporate Center

Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)
District Creation Date	June 5, 2001
Valuation Date	Jan 1, 2001
Max Life (Years)	23
Expenditure Period/Termination	18 6/5/2019
Revenue Periods/Final Year	23 2025
Extension Eligibility/Years	Yes 3
Eligible Recipient District	No
Termination Date	June 5, 2024
Termination Date (3Yr Extension)	June 5, 2027

Base Value	0
Appreciation Factor	0.00%
Base Tax Rate	\$20.00
Rate Adjustment Factor	
Tax Exempt Discount Rate	
Taxable Discount Rate	1.50%

☒ Apply to Base Value

	Construction	Valuation	Inflation	Total				Tax Exempt	
	Year	Value Added	Year	Increment	Revenue Year	Tax Rate	Tax Increment	NPV	Taxable NPV
								Calculation	Calculation
13	2013	16,991,300	2014	0	2015	\$21.78	370,147	370,147	296,063
14	2014	-794,000	2015	0	2016	\$21.81	353,301	723,448	574,475
15	2015	229,500	2016	0	2017	\$21.38	351,233	1,074,681	847,167
16	2016	651,900	2017	0	2018	\$21.00	358,603	1,433,284	1,121,467
17	2017	36,100	2018	0	2019	\$20.29	347,329	1,780,613	1,383,217
18	2018	1,692,000	2019	0	2020	\$20.53	386,180	2,166,793	1,669,944
19	2019	1,004,700	2020	0	2021	\$20.10	398,211	2,565,004	1,961,234
20	2020		2021	0	2022	\$20.10	398,211	2,963,216	2,248,220
21	2021	4,000,000	2022	0	2023	\$20.10	478,611	3,441,827	2,626,873
22	2022	0	2023	0	2024	\$20.10	478,611	3,920,438	2,966,704
23	2023	0	2024	0	2025	\$20.10	478,611	4,399,049	3,301,514
24	2024	0	2025	0	2026	\$20.10	478,611	4,877,660	3,631,375
25	2025	0	2026	0	2027	\$20.10	478,611	5,356,271	3,956,362
Totals							5,356,271		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Waukesha, Wisconsin

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Cash Flow Projection

Year	Projected Revenues						Expenditures						Balances			Year
	Tax Increments	Exempt Computer Aid	Exempt PP Aid	PILOT	Other Revenue	Total Revenues	Total Debt		Other	Other	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
							Principal	Interest								
2015	370,147	3,126				373,273	370,980	116,171	14,586	3,139	4,637	509,513	(136,240)	(952,649)	3,201,711	2015
2016	353,301	3,952		199,000	467	556,720	371,711	119,218		6,204	3,000	500,133	56,586	(896,063)	2,830,000	2016
2017	351,233	3,331				354,564	555,000	87,600		9,178	10,321	662,099	(307,535)	(1,203,598)	2,275,000	2017
2018	358,603	3,380				361,983	835,000	71,950		23,302	12,000	942,252	(580,269)	(1,783,867)	1,440,000	2018
2019	347,329	3,462	2,467			353,258	165,000	53,250		34,235	12,610	265,095	88,163	(1,695,703)	1,275,000	2019
2020	386,180	3,462	10,288		7,911	407,841	200,000	46,006		17,307	12,895	276,208	131,633	(1,564,071)	1,075,000	2020
2021	398,211	3,462	18,109			419,782	190,000	43,450		15,991	13,770	263,211	156,572	(1,407,499)	885,000	2021
2022	398,211	3,462	10,288			411,961	770,000	37,750		14,426	13,770	835,946	(423,985)	(1,831,484)	115,000	2022
2023	478,611	3,462	10,288			492,361	115,000	1,725		18,667	13,770	149,162	343,199	(1,488,284)	0	2023
2024	478,611	3,462	10,288			492,361				15,236	13,770	29,006	463,355	(1,024,929)	0	2024
2025	478,611	3,462	10,288			492,361				10,603	13,770	24,373	467,988	(556,941)	0	2025
2026	478,611	3,462	10,288			492,361			199,000	5,924	13,770	19,694	472,667	(84,274)	0	2026
2027	478,611	3,462	10,288			492,361				1,199	18,770	218,969	273,392	189,118		2027
Total	5,356,271	44,947	92,592	199,000	8,378	5,701,188	3,572,691	577,121	213,586	175,411	156,853	4,695,661				Total

Notes:

Projected TID Closure