

City of Waukesha, Wisconsin

Tax Increment District #11

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	37,524,600	☐ Apply to Base Value					
District Creation Date	April 15, 1997		Appreciation Factor	0.00%						
Valuation Date	Jan 1,	1997	Base Tax Rate							
Max Life (Years)	27		Rate Adjustment Factor							
Expenditure Period/Termination	22	4/15/2019	Tax Exempt Discount Rate							
Revenue Periods/Final Year	26	2024								
Extension Eligibility/Years	Yes	7	Taxable Discount Rate		1.50%					
Eligible Recipient District	Yes									
Termination Date	4/15/2024									
Termination Date (7 YR Ext)	4/14/2031									
Construction			Inflation	Total				Tax Exempt		
Year	Value Added	Valuation Year	Increment	Increment	Revenue Year	Tax Rate	Tax Increment	NPV	Taxable NPV	
Tech College Ext.		3					0	Calculation	Calculation	
							0			
17	2013	44,298,800	2014	0	44,298,800	2015	\$21.78	965,028	965,028	727,252
18	2014	2,873,000	2015	0	41,425,800	2016	\$21.81	903,593	1,868,621	1,398,143
19	2015	3,453,900	2016	0	44,879,700	2017	\$21.38	959,605	2,828,226	2,100,092
20	2016	1,275,000	2017	0	46,154,700	2018	\$21.00	969,114	3,797,340	2,798,521
21	2017	3,467,900	2018	0	49,622,600	2019	\$20.29	1,007,045	4,804,385	3,566,263
22	2018	6,236,700	2019	0	55,859,300	2020	\$20.53	1,147,018	5,951,403	4,380,689
23	2019	4,649,200	2020	0	60,508,500	2021	\$20.10	1,215,946	7,167,349	5,231,296
24	2020	0	2021	0	60,508,500	2022	\$20.10	1,215,946	8,383,295	6,069,333
25	2021	0	2022	0	60,508,500	2023	\$20.10	1,215,946	9,599,241	6,894,986
26	2022	0	2023	0	60,508,500	2024	\$20.10	1,215,946	10,815,187	7,708,436
27	2023	0	2024	0	60,508,500	2025	\$20.10	1,215,946	12,031,132	8,509,865
28	2024	0	2025	0	60,508,500	2026	\$20.10	1,215,946	13,247,078	9,299,450
29	2025	0	2026	0	60,508,500	2027	\$20.10	1,215,946	14,463,024	10,077,367
30	2026	0	2027	0	60,508,500	2028	\$20.10	1,215,946	15,678,970	10,843,787
31	2027	0	2028	0	60,508,500	2029	\$20.10	1,215,946	16,894,916	11,598,881
32	2028	0	2029	0	60,508,500	2030	\$20.10	1,215,946	18,110,862	12,342,816
33	2029	0	2030	0	60,508,500	2031	\$20.10	1,215,946	19,326,808	13,075,756
Totals		66,254,500	0		Future Value of Increment		19,326,808			

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

Tax Increment District #11

Cash Flow Projection

Year	Projected Revenues						Expenditures						Balances			Year
							Total Outstanding Debt									
	Tax Increments	Exempt CPU Aid	Exempt PP Aid	PILOT	Other Revenue	Total Revenues	Principal	Interest	Sterling - PAYGO	Other	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2015	965,028	20,253		26,860	35,717	1,047,858	675,000	300,853		20,819	23,697	1,020,369	27,489	(2,848,586)	9,062,368	2015
2016	903,593	27,713		176,860	36,704	1,144,870	677,368	376,712		27,393	36,368	1,117,841	27,029	(2,821,557)	8,385,000	2016
2017	959,605	25,945		26,860	35,321	1,047,731	745,000	297,193		53,065	23,183	1,118,441	(70,710)	(2,892,267)	7,640,000	2017
2018	969,114	26,326		113,541	20,657	1,129,638	600,000	270,843		180,152	12,000	1,062,995	66,643	(2,825,624)	7,040,000	2018
2019	1,007,045	26,963	6,666	153,259	29,872	1,223,805	1,445,000	279,628		59,374	12,610	1,796,612	(572,807)	(3,398,431)	5,595,000	2019
2020	1,147,018	26,963	13,839	153,259	15,645	1,356,724	685,000	197,366	100,000	67,071	12,895	1,062,332	294,393	(3,104,038)	4,910,000	2020
2021	1,215,946	26,963	21,012	153,259	15,645	1,432,825	1,330,000	141,838	100,000	37,040	13,770	1,622,648	(189,823)	(3,293,861)	3,580,000	2021
2022	1,215,946	26,963	13,839	153,259	15,645	1,425,652	1,160,000	93,372	100,000	42,939	13,770	1,410,080	15,572	(3,278,289)	2,420,000	2022
2023	1,215,946	26,963	13,839	153,259	15,645	1,425,652	380,000	50,478		42,783	13,770	487,030	938,622	(2,339,668)	2,040,000	2023
2024	1,215,946	26,963	13,839	153,259	15,645	1,425,652	1,090,000	42,546		33,397	13,770	1,179,713	245,939	(2,093,729)	950,000	2024
2025	1,215,946	26,963	13,839	153,259	15,645	1,425,652	265,000	29,081		30,937	13,770	338,789	1,086,863	(1,006,865)	685,000	2025
2026	1,215,946	26,963	13,839	153,259	15,645	1,425,652	275,000	20,596		20,069	13,770	329,435	1,096,217	89,352	410,000	2026
2027	1,215,946	26,963	13,839	153,259	15,645	1,425,652	265,000	11,785		9,106	13,770	299,661	1,125,990	1,215,342	145,000	2027
2028	1,215,946	26,963	13,839	153,259	15,645	1,425,652	145,000	4,930		10,000	18,770	178,700	1,246,952	2,462,294	0	2028
2029	1,215,946	26,963	13,839	153,259	15,645	1,425,652						0	1,425,652	3,887,946	0	2029
2030	1,215,946	26,963	13,839	153,259	15,645	1,425,652						0	1,425,652	5,313,598	0	2030
2031	1,215,946	26,963	13,839	153,259	15,645	1,425,652						0	1,425,652	6,739,250	0	2031
Total	19,326,808	450,756	179,908	2,336,488	346,011	22,639,970	9,737,368	2,117,220	300,000	634,145	235,913	13,024,646				Total

Notes:

Projected TID Closure