

Tax Increment Financing

Background & Purpose

Tax Increment Financing (TIF) is a financing tool utilized by the City of Madison to fund public infrastructure, promote development opportunities, and expand future tax base. All of the existing districts, and future districts, must demonstrate that development is not possible without a form of City assistance. Currently Madison has 16 districts; TID 32, which covers the State Street corridor in downtown Madison, is slated for closure in 2018.

Beginning in 2009, State law began allowing the use of TIF proceeds to support Affordable Housing. Under the revised policy jurisdictions can keep a TIF district open for an additional year and utilize the additional increment to fund affordable housing developments. Funds from TID 33 were utilized for Affordable Housing in 2016. Incremental revenue from TID 32 is used for Affordable Housing in the 2018 budget.

The information outlined in the TIF cash flow statements is provided for informational purposes and is not intended to serve as budget.

2018 Highlights

Key TIF-funded projects in the 2018 CIP include:

- Construction of a parking ramp to replace Government East as part of the Judge Doyle development funded by TID 25 proceeds
- Funds set aside for Affordable Housing from TID 27, TID 32, and TID 43
- Undergrounding utilities on Jenifer Street and Plan Implementation consultants funded by TID 36
- Winnebago Street reconstruction and a developer loan to Stone House Development for the Fair Oaks Apartments funded by TID 37
- A developer loan to Exact Sciences funded by TID 46

Allocation of TIF Balances

The 2018 Adopted CIP allocates the City share of closing TIFs to the projects listed below. These amounts are shown in various project budgets as reserves applied.

- Bridge Lake Point Center (\$600,000)
- Public Market (\$3,050,000)

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2018 Adopted Budget**

<u>No.</u>	<u>Name</u>	<u>Year of Inception</u>	<u>Base Value</u>	<u>2017 Value</u>	<u>Accumulated TIF Increment Change July 29, 2017</u>	<u>2018 Ratio of Debt Svc. and Cap. Leases to Annual Revenues (excluding borrowing)</u>	<u>Dec. 31, 2018 Projected Cash Balance</u>	<u>Dec. 31, 2018 Balance of Unrecovered Costs (Fav.)</u>	<u>2018 Capital Budget Adopted</u>
25	Wilson Street	1995	\$38,606,700	\$192,728,700	399%	N/A	\$15,826,814	(\$11,645,231)	\$24,005,000
27	West Broadway	1998	4,545,600	21,909,800	382%	N/A	2,108,360	(2,108,359)	542,492
29	Allied Terrace	2000	41,741,400	18,396,000	-56%	79%	(2,801,658)	3,055,268	1,000
32	State Street	2003	409,445,200	546,742,800	34%	6%	7,771,752	(5,581,400)	13,449,471
35	Todd Drive	2005	25,800,600	32,761,400	27%	38%	1,370,132	(1,395,791)	500,000
36	Capitol Gateway	2005	76,120,800	82,373,100	8%	101%	4,802,871	23,253,926	5,355,000
37	Union Corners	2006	43,466,900	60,111,300	38%	32%	(2,989,991)	4,454,826	1,332,000
38	Badger/Ann/Park	2008	54,203,700	(6,525,000)	-112%	87%	(3,762,638)	4,163,571	-
39	Stoughton Road	2008	263,256,500	69,351,100	-74%	18%	801,259	(64,380)	32,000
41	University/Whitney	2011	18,703,300	33,681,900	80%	65%	1,355,875	697,684	2,000
42	Wingra	2012	50,866,200	29,316,400	-42%	72%	375,818	1,628,177	31,000
43	Park/Drake	2013	25,870,100	40,631,900	57%	6%	587,574	(287,757)	1,000,515
44	Royster Clark	2013	30,448,400	12,181,600	-60%	62%	265,592	3,457,689	1,000
45	Capitol Square West	2015	79,304,000	72,662,500	-8%	87%	(2,723,405)	17,084,373	-
46	Research Park	2015	61,735,800	29,326,800	-52%	N/A	619,787	3,770,213	2,500,000
47	Silicon Prairie	2017				N/A	(8,372)	603,408	-
							\$ 23,608,141	\$ 40,482,811	\$ 48,751,478

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2018 Adopted Budget**

	2016 Actual	2017 Budget	2017 Projected	2018 Executive	2018 Adopted
Cash Balance (Deficit), January 1	\$ 29,830,996	\$ 36,297,910	\$ 38,493,918	\$ 37,729,704	\$ 37,729,704
Project Inflows:					
Incremental Revenues	17,309,816	19,677,898	19,030,363	29,663,146	30,575,043
Computer Reimbursement	577,877	559,659	506,681	484,716	862,661
Payment on Advance	-	-	-	-	-
Interest Income	326,532	342,362	330,103	348,473	348,473
Proceeds from Borrowing	10,909,704	19,140,000	13,000,000	7,000,000	10,093,000
Developer Capital Funding	517,875	450,000	450,000	450,000	450,000
Application Fees	10,879	-	1,400	-	-
Other	1,048,467	2,000,000	2,066,427	500,000	500,000
Total Inflows:	\$ 30,701,150	\$ 42,169,919	\$ 35,384,974	\$ 38,446,335	\$ 42,829,177
Project Outflows:					
Engineering: Ped Bike	318,808	-	-	-	-
Engineering: Major Streets	5,313,973	7,985,000	9,960,000	-	1,207,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	(12,046)	53,500	21,000	21,000	21,000
Parking	-	40,095,000	11,095,000	29,000,000	31,500,000
PCED: Payments to Developers	4,935,000	6,828,000	6,328,000	-	2,843,000
PCED: Planning Studies	-	50,000	50,000	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	14,549,714	14,987,951
PCED: Other	632,422	2,417,000	1,857,450	190,000	190,000
Traffic Engineering	15,000	90,000	90,000	-	-
Transit	-	-	8,000	-	-
Debt Service-Principal	9,123,450	6,836,542	6,847,362	6,873,159	6,873,159
Debt Service-Interest	738,416	1,094,242	1,080,281	1,057,542	1,057,542
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	700,000	700,000	-	-
Capital Lease-Interest	-	386,895	386,895	-	-
Refund to Overlying Districts	18,020	-	-	-	-
Staff Costs	269,970	253,088	301,878	253,088	253,088
Audit Costs	24,266	18,000	18,000	18,000	18,000
Other	669,321	1,182,950	500,322	500,000	500,000
Total Outflows:	\$ 22,046,600	\$ 67,990,217	\$ 39,244,188	\$ 52,462,503	\$ 59,450,740
Annual Net Cash Flow	\$ 8,654,550	\$ (25,820,298)	\$ (3,859,214)	\$ (14,016,169)	\$ (16,621,563)
Cash Balance (Deficit), December 31	\$ 38,485,546	\$ 10,477,612	\$ 34,634,704	\$ 23,713,536	\$ 21,108,141
Memo: Unrecovered Costs (Fav.)	\$ 17,732,971	\$ 54,185,338	\$ 22,780,310	\$ 36,925,045	\$ 40,482,811

Tax Incremental Financing
TID #25 - Wilson Street Corridor
Inception 1995

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 28,845,871	\$ 32,270,371	\$ 32,100,088	\$ 34,483,214	\$ 34,483,214
Project Inflows:					
Incremental Revenues	3,831,284	3,949,673	3,949,673	4,602,361	4,740,985
Computer Reimbursement	26,698	26,698	26,698	26,698	28,137
Payment on Advance	-	-	-	-	-
Interest Income	197,135	225,893	224,701	241,382	241,382
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	517,875	529,349	529,349	504,559	504,559
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 4,572,992</u>	<u>\$ 4,731,613</u>	<u>\$ 4,730,421</u>	<u>\$ 5,375,001</u>	<u>\$ 5,515,064</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	1,215,000	1,215,000	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	3,664	5,000	5,000	5,000	5,000
Parking -- Parking Utility Ramp at Judge Doyle	-	24,000,000	-	24,000,000	24,000,000
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	190,440	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	625,000	700,000	700,000	745,000	745,000
Capital Lease-Interest	372,842	386,895	386,895	337,895	337,895
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	34,706	30,000	38,400	30,000	30,000
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	90,523	-	-	-	-
Total Outflows:	<u>\$ 1,318,775</u>	<u>\$ 26,338,895</u>	<u>\$ 2,347,295</u>	<u>\$ 25,119,895</u>	<u>\$ 25,119,895</u>
Annual Net Cash Flow	<u>\$ 3,254,217</u>	<u>\$ (21,607,282)</u>	<u>\$ 2,383,126</u>	<u>\$ (19,744,894)</u>	<u>\$ (19,604,831)</u>
Cash Balance (Deficit), December 31	<u>\$ 32,100,088</u>	<u>\$ 10,663,089</u>	<u>\$ 34,483,214</u>	<u>\$ 14,738,319</u>	<u>\$ 14,878,382</u>
Memo: Unrecovered Costs (Fav.)*	<u>\$ (27,218,505)</u>	<u>\$ (6,311,223)</u>	<u>\$ (30,301,631)</u>	<u>\$ (11,301,736)</u>	<u>\$ (11,441,799)</u>

Includes 2018 amounts as follows:

Parks: Street Tree Replacements	Cash	5,000
<u>Judge Doyle: Parking Utility Ramp at Judge Doyle (Reauthorization)</u>	<u>Cash</u>	<u>24,000,000</u>
TOTAL		24,005,000

Tax Incremental Financing
TID #27 - West Broadway
Inception 1998

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 1,232,628	\$ 1,301,174	\$ 1,718,512	\$ 2,110,176	\$ 2,110,176
Project Inflows:					
Incremental Revenues	477,491	387,235	387,235	523,206	538,965
Computer Reimbursement	6,658	6,658	5,399	6,658	6,350
Payment on Advance	-	-	-	-	-
Interest Income	10,222	8,605	12,030	4,835	4,835
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 494,371</u>	<u>\$ 402,498</u>	<u>\$ 404,664</u>	<u>\$ 534,699</u>	<u>\$ 550,150</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. - Set Aside	-	-	-	523,206	538,965
PCED: Other	-	1,000,000	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	6,737	10,000	10,000	10,000	10,000
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other:	150	-	-	-	-
Total Outflows:	<u>\$ 8,487</u>	<u>\$ 1,013,000</u>	<u>\$ 13,000</u>	<u>\$ 536,206</u>	<u>\$ 551,965</u>
Annual Net Cash Flow	<u>\$ 485,884</u>	<u>\$ (610,502)</u>	<u>\$ 391,664</u>	<u>\$ (1,507)</u>	<u>\$ (1,815)</u>
Cash Balance (Deficit), December 31	<u>\$ 1,718,512</u>	<u>\$ 690,672</u>	<u>\$ 2,110,176</u>	<u>\$ 2,108,668</u>	<u>\$ 2,108,360</u>
Memo: Unrecovered Costs (Fav.)	\$ (1,718,511)	\$ (1,499,672)	\$ (2,110,175)	\$ (2,108,667)	\$ (2,108,359)

Includes 2018 amounts as follows:

Parks: Street Tree Replacements	Cash	1,000
PCED: Affordable Housing Set Aside	Cash	541,492
TOTAL		<u>\$ 542,492</u>

Tax Incremental Financing
TID #29 - Allied Terrace
Inception 2000

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ (2,555,100)	\$ (3,236,495)	\$ (2,898,014)	\$ (2,870,875)	\$ (2,870,875)
Project Inflows:					
Incremental Revenues	400,052	405,009	405,009	439,296	470,972
Computer Reimbursement	14,055	7,192	11,764	7,192	9,157
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 414,107</u>	<u>\$ 412,201</u>	<u>\$ 416,773</u>	<u>\$ 446,488</u>	<u>\$ 480,129</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	1,000	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. - Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	683,297	343,100	343,100	343,100	343,100
Debt Service-Interest	64,854	34,812	34,812	34,812	34,812
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	5,848	30,000	8,400	30,000	30,000
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	422	-	322	-	-
Total Outflows:	<u>\$ 757,021</u>	<u>\$ 410,912</u>	<u>\$ 389,634</u>	<u>\$ 410,912</u>	<u>\$ 410,912</u>
Annual Net Cash Flow	<u>\$ (342,914)</u>	<u>\$ 1,289</u>	<u>\$ 27,139</u>	<u>\$ 35,576</u>	<u>\$ 69,217</u>
Cash Balance (Deficit), December 31	<u>\$ (2,898,014)</u>	<u>\$ (3,235,206)</u>	<u>\$ (2,870,875)</u>	<u>\$ (2,835,299)</u>	<u>\$ (2,801,658)</u>
Memo: Unrecovered Costs (Fav.)	\$ 3,837,824	\$ 3,493,435	\$ 3,467,585	\$ 3,088,909	\$ 3,055,268

Note: Not included in the operating statement is a note due from Gorman Companies regarding Avalon Village for \$1M plus accrued interest, due 10/5/22.

Includes 2018 amounts as follows:

<u>Parks: Stree Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>
		\$ 1,000

Tax Incremental Financing
TID #32 - State Street
Inception 2003

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 3,648,033	\$ 9,663,142	\$ 9,835,103	\$ 8,501,511	\$ 8,501,511
Project Inflows:					
Incremental Revenues	8,054,931	7,798,802	7,798,802	13,056,218	13,449,471
Computer Reimbursement	169,190	169,190	94,932	94,932	94,932
Payment on Advance	-	-	-	-	-
Interest Income	64,740	67,642	67,642	59,511	59,511
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	2,500	-	1,400	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 8,291,361</u>	<u>\$ 8,035,634</u>	<u>\$ 7,962,776</u>	<u>\$ 13,210,661</u>	<u>\$ 13,603,913</u>
Project Outflows:					
Engineering: Ped Bike	(2,931)	-	-	-	-
Engineering: Major Streets	730,980	5,075,000	7,050,000	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	4,630	37,500	5,000	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	50,000	50,000	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	13,056,218	13,449,471
PCED: Other	-	592,000	1,167,450	-	-
Traffic Engineering	15,000	90,000	90,000	-	-
Transit	-	-	8,000	-	-
Debt Service-Principal	1,168,563	765,005	774,896	765,889	765,889
Debt Service-Interest	158,439	123,012	101,022	86,313	86,313
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	26,167	30,000	48,000	30,000	30,000
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	1,843	282,950	-	-	-
Total Outflows:	<u>\$ 2,104,291</u>	<u>\$ 7,047,467</u>	<u>\$ 9,296,368</u>	<u>\$ 13,940,420</u>	<u>\$ 14,333,673</u>
Annual Net Cash Flow	<u>\$ 6,187,070</u>	<u>\$ 988,167</u>	<u>\$ (1,333,592)</u>	<u>\$ (729,759)</u>	<u>\$ (729,759)</u>
Cash Balance (Deficit), December 31	<u>\$ 9,835,103</u>	<u>\$ 10,651,309</u>	<u>\$ 8,501,511</u>	<u>\$ 7,771,752</u>	<u>\$ 7,771,752</u>
Memo: Unrecovered Costs (Fav.)	\$ (6,103,966)	\$ (7,857,138)	\$ (5,545,270)	\$ (5,581,400)	\$ (5,581,400)
Includes 2018 amounts as follows:					
PCED: Affordable Housing Set Aside			<u>Cash</u>		<u>13,449,471</u>
TOTAL					<u>\$ 13,449,471</u>

Tax Incremental Financing
TID #35 - Todd Drive / West Beltline
Inception 2005

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 2,071,493	\$ 2,116,725	\$ 2,132,044	\$ 1,326,738	\$ 1,326,738
Project Inflows:					
Incremental Revenues	784,946	817,962	817,962	782,342	805,906
Computer Reimbursement	82,661	82,661	86,138	82,661	75,370
Payment on Advance	-	-	-	-	-
Interest Income	16,382	14,817	14,924	9,287	9,287
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 883,989</u>	<u>\$ 915,440</u>	<u>\$ 919,024</u>	<u>\$ 874,290</u>	<u>\$ 890,564</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	913,000	913,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	315,840	280,000	280,000	315,840	315,840
Debt Service-Interest	-	23,940	23,940	23,940	23,940
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	5,848	5,390	5,390	5,390	5,390
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	500,150	500,000	500,000	500,000	500,000
Total Outflows:	<u>\$ 823,438</u>	<u>\$ 1,724,330</u>	<u>\$ 1,724,330</u>	<u>\$ 847,170</u>	<u>\$ 847,170</u>
Annual Net Cash Flow	<u>\$ 60,551</u>	<u>\$ (808,890)</u>	<u>\$ (805,306)</u>	<u>\$ 27,120</u>	<u>\$ 43,394</u>
Cash Balance (Deficit), December 31	<u>\$ 2,132,044</u>	<u>\$ 1,307,835</u>	<u>\$ 1,326,738</u>	<u>\$ 1,353,859</u>	<u>\$ 1,370,132</u>
Memo: Unrecovered Costs (Fav.)	\$ (1,561,863)	\$ (1,032,973)	\$ (1,036,557)	\$ (1,379,518)	\$ (1,395,791)

Includes 2018 amounts as follows:

<u>Transfer to TID 38</u>	Cash	500,000
		\$ 500,000

Tax Incremental Financing
TID #36 - Capitol Gateway Corridor
Inception 2005

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 1,745,939	\$ 1,702,863	\$ 2,853,656	\$ 3,028,689	\$ 3,028,689
Project Inflows:					
Incremental Revenues	1,392,713	2,282,770	2,282,770	1,967,070	2,026,318
Computer Reimbursement	66,843	66,843	75,548	66,843	75,548
Payment on Advance	-	-	-	-	-
Interest Income	12,961	27,994	6,259	30,287	30,287
Proceeds from Borrowing	5,147,840	13,000,000	8,000,000	7,000,000	7,250,000
Developer Capital Funding	-	-	-	-	-
Application Fees	589	-	-	-	-
Other	-	1,500,000	1,566,427	-	-
Total Inflows:	<u>\$ 6,620,946</u>	<u>\$ 16,877,607</u>	<u>\$ 11,931,004</u>	<u>\$ 9,064,200</u>	<u>\$ 9,382,153</u>
Project Outflows:					
Engineering: Ped Bike	321,739	-	-	-	-
Engineering: Major Streets	-	-	-	-	250,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	(21,941)	3,000	3,000	5,000	5,000
Parking Utility	-	13,000,000	8,000,000	5,000,000	5,000,000
PCED: Payments to Developers	2,885,000	1,500,000	1,500,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	135,000	-	100,000	100,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	2,197,097	1,836,436	1,836,436	1,836,436	1,836,436
Debt Service-Interest	-	314,915	314,915	314,915	314,915
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	83,010	99,620	99,620	99,620	99,620
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	46,724	-	-	-	-
Total Outflows:	<u>\$ 5,513,229</u>	<u>\$ 16,890,971</u>	<u>\$ 11,755,971</u>	<u>\$ 7,357,971</u>	<u>\$ 7,607,971</u>
Annual Net Cash Flow	<u>\$ 1,107,717</u>	<u>\$ (13,364)</u>	<u>\$ 175,033</u>	<u>\$ 1,706,229</u>	<u>\$ 1,774,182</u>
Cash Balance (Deficit), December 31	<u>\$ 2,853,656</u>	<u>\$ 1,689,499</u>	<u>\$ 3,028,689</u>	<u>\$ 4,734,918</u>	<u>\$ 4,802,871</u>
Memo: Unrecovered Costs (Fav.)	\$ 13,626,013	\$ 24,802,941	\$ 19,614,544	\$ 23,071,879	\$ 23,253,926

Includes 2018 amounts as follows:

Engineering Major Streets: Undergrounding utilities on Jenifer Street	Cash	250,000
Parking Utility: Capitol East Parking Structure (Reauthorization)	Cash	5,000,000
Economic Development: Plan Implementation Consultants	Cash	100,000
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>5,000</u>
TOTAL		\$ 5,355,000

Tax Incremental Financing
TID #37 - Union Corners
Inception 2006

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ (3,259,827)	\$ (3,582,231)	\$ (2,713,373)	\$ (2,998,027)	\$ (2,998,027)
Project Inflows:					
Incremental Revenues	339,753	731,480	227,799	1,435,458	1,478,694
Computer Reimbursement	12,077	12,077	8,602	12,077	8,397
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	400,000	-	-	-	343,000
Developer Capital Funding	-	-	-	-	-
Application Fees	2,340	-	-	-	-
Other	548,467	-	-	-	-
Total Inflows:	<u>\$ 1,302,637</u>	<u>\$ 743,557</u>	<u>\$ 236,401</u>	<u>\$ 1,447,535</u>	<u>\$ 1,830,091</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	235,703	-	-	-	957,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	129	1,000	1,000	2,000	2,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	343,000
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	30,000	30,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	490,046	426,954	426,954	426,954	426,954
Debt Service-Interest	-	49,346	49,346	49,346	49,346
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	17,655	11,755	11,755	11,755	11,755
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	11,050	-	-	-	-
Total Outflows:	<u>\$ 756,183</u>	<u>\$ 521,055</u>	<u>\$ 521,055</u>	<u>\$ 522,055</u>	<u>\$ 1,822,055</u>
Annual Net Cash Flow	<u>\$ 546,454</u>	<u>\$ 222,502</u>	<u>\$ (284,654)</u>	<u>\$ 925,480</u>	<u>\$ 8,036</u>
Cash Balance (Deficit), December 31	<u>\$ (2,713,373)</u>	<u>\$ (3,359,729)</u>	<u>\$ (2,998,027)</u>	<u>\$ (2,072,547)</u>	<u>\$ (2,989,991)</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 4,689,116</u>	<u>\$ 4,039,660</u>	<u>\$ 4,546,816</u>	<u>\$ 3,194,382</u>	<u>\$ 4,454,826</u>

Includes 2018 amounts as follows:

Engineering Major Streets: Winnebago Street Reconstruction	Cash	957,000
Economic Development: Stone House Development	Cash	343,000
Parks: Street Tree Replacements	Cash	2,000
<u>Economic Development: Union Corners Holding Costs</u>	<u>Cash</u>	<u>30,000</u>
		<u>\$ 1,332,000</u>

Tax Incremental Financing
TID #38 - Badger / Ann / Park Street
Inception 2008

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ (3,901,596)	\$ (3,880,582)	\$ (3,867,443)	\$ (3,818,878)	\$ (3,818,878)
Project Inflows:					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	2,146	2,831	2,831	2,146	9,685
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other - Transfer from TID 35	500,000	500,000	500,000	500,000	500,000
Total Inflows:	<u>\$ 502,146</u>	<u>\$ 502,831</u>	<u>\$ 502,831</u>	<u>\$ 502,146</u>	<u>\$ 509,685</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	61	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	400,085	399,263	400,085	399,263	399,263
Debt Service-Interest	59,557	45,858	45,858	45,858	45,858
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	6,540	6,323	6,323	6,323	6,323
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	150	-	-	-	-
Total Outflows:	<u>\$ 467,993</u>	<u>\$ 453,444</u>	<u>\$ 454,266</u>	<u>\$ 453,444</u>	<u>\$ 453,444</u>
Annual Net Cash Flow	<u>\$ 34,153</u>	<u>\$ 49,387</u>	<u>\$ 48,565</u>	<u>\$ 48,702</u>	<u>\$ 56,241</u>
Cash Balance (Deficit), December 31	<u>\$ (3,867,443)</u>	<u>\$ (3,831,195)</u>	<u>\$ (3,818,878)</u>	<u>\$ (3,770,177)</u>	<u>\$ (3,762,638)</u>
Memo: Unrecovered Costs (Fav.)	\$ 5,067,725	\$ 4,619,075	\$ 4,619,075	\$ 4,171,110	\$ 4,163,571

Tax Incremental Financing
TID #39 - Stoughton Road
Inception 2008

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ (270,144)	\$ (560,696)	\$ (548,013)	\$ (691,677)	\$ (691,677)
Project Inflows:					
Incremental Revenues	105,734	223,854	80,000	1,656,104	1,705,986
Computer Reimbursement	156,076	144,036	158,664	144,036	197,683
Payment on Advance	-	-	-	-	-
Interest Income	-	(10,268)	(3,836)	(6,917)	(6,917)
Proceeds from Borrowing	-	530,000	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 261,810</u>	<u>\$ 887,622</u>	<u>\$ 234,828</u>	<u>\$ 1,793,223</u>	<u>\$ 1,896,752</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	141	1,000	1,000	2,000	2,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	500,000	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	181,982	30,000	30,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	346,966	293,989	293,989	293,989	293,989
Debt Service-Interest	-	45,827	45,827	45,827	45,827
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	6,014	30,000	5,676	30,000	30,000
Audit Costs	1,600	2,000	2,000	2,000	2,000
Other	2,976	-	-	-	-
Total Outflows:	<u>\$ 539,679</u>	<u>\$ 902,816</u>	<u>\$ 378,492</u>	<u>\$ 403,816</u>	<u>\$ 403,816</u>
Annual Net Cash Flow	<u>\$ (277,869)</u>	<u>\$ (15,194)</u>	<u>\$ (143,664)</u>	<u>\$ 1,389,408</u>	<u>\$ 1,492,936</u>
Cash Balance (Deficit), December 31	<u>\$ (548,013)</u>	<u>\$ (575,890)</u>	<u>\$ (691,677)</u>	<u>\$ 697,731</u>	<u>\$ 801,259</u>
Memo: Unrecovered Costs (Fav.)	\$ 1,872,870	\$ 2,124,075	\$ 1,722,545	\$ 39,148	\$ (64,380)

Includes 2018 amounts as follows:

Economic Development: Property Holding Costs	Cash	30,000
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>2,000</u>
TOTAL		\$ 32,000

Tax Incremental Financing
TID #41 - University - Whitney (UW Clinic Project)
Inception 2011

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 485,617	\$ 767,888	\$ 766,634	\$ 1,064,295	\$ 1,064,295
Project Inflows:					
Incremental Revenues	840,958	840,027	840,027	804,324	828,550
Computer Reimbursement	6,533	6,533	6,533	6,533	5,659
Payment on Advance	-	-	-	-	-
Interest Income	6,046	7,679	3,388	10,643	10,643
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 853,537</u>	<u>\$ 854,239</u>	<u>\$ 849,948</u>	<u>\$ 821,500</u>	<u>\$ 844,852</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	1,000	1,000	2,000	2,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	561,077	480,496	480,496	480,480	480,480
Debt Service-Interest	-	70,791	70,791	70,791	70,791
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,693	-	-	-	-
Audit Costs	1,600	-	-	-	-
Other	150	400,000	-	-	-
Total Outflows:	<u>\$ 572,520</u>	<u>\$ 952,287</u>	<u>\$ 552,287</u>	<u>\$ 553,272</u>	<u>\$ 553,272</u>
Annual Net Cash Flow	<u>\$ 281,017</u>	<u>\$ (98,048)</u>	<u>\$ 297,661</u>	<u>\$ 268,228</u>	<u>\$ 291,580</u>
Cash Balance (Deficit), December 31	<u>\$ 766,634</u>	<u>\$ 669,840</u>	<u>\$ 1,064,295</u>	<u>\$ 1,332,523</u>	<u>\$ 1,355,875</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 2,247,902</u>	<u>\$ 1,865,454</u>	<u>\$ 1,469,745</u>	<u>\$ 721,037</u>	<u>\$ 697,684</u>

Includes 2018 amounts as follows:

<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>2,000</u>
TOTAL		\$ 2,000

Tax Incremental Financing
TID #42 - Wingra (Wingra Clinic Project)
Inception 2012

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 408,545	\$ 243,054	\$ 301,263	\$ 193,677	\$ 193,677
Project Inflows:					
Incremental Revenues	430,057	447,830	447,830	700,076	721,162
Computer Reimbursement	29,572	29,572	29,572	29,572	39,675
Payment on Advance	-	-	-	-	-
Interest Income	3,582	-	4,996	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	\$ 463,211	\$ 477,402	\$ 482,398	\$ 729,648	\$ 760,837
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	30,000	30,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	475,627	475,627	475,627	475,535	475,535
Debt Service-Interest	82,724	72,161	72,161	72,161	72,161
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,824	-	11,196	-	-
Audit Costs	1,600	-	-	-	-
Other	718	-	-	-	-
Total Outflows:	\$ 570,493	\$ 578,788	\$ 589,984	\$ 578,696	\$ 578,696
Annual Net Cash Flow	\$ (107,282)	\$ (101,386)	\$ (107,586)	\$ 150,951	\$ 182,141
Cash Balance (Deficit), December 31	\$ 301,263	\$ 141,668	\$ 193,677	\$ 344,628	\$ 375,818
Memo: Unrecovered Costs (Fav.)	\$ 2,653,893	\$ 2,279,652	\$ 2,285,852	\$ 1,659,366	\$ 1,628,177

Includes 2018 amounts as follows:

Economic Development: Property Holding Costs	Cash	30,000
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>
TOTAL		\$ 31,000

Tax Incremental Financing
TID #43 - Park/Drake
Inception 2013

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 397,623	\$ 243,125	\$ 606,546	\$ 648,132	\$ 648,132
Project Inflows:					
Incremental Revenues	541,172	724,140	724,140	970,290	999,515
Computer Reimbursement	120	120	-	120	108
Payment on Advance	-	-	-	-	-
Interest Income	4,065	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	5,450	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	\$ 550,807	\$ 724,260	\$ 724,140	\$ 970,410	\$ 999,623
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	270	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	970,290	999,515
PCED: Other	260,000	600,000	600,000	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	60,667	50,046	50,046	50,046	50,046
Debt Service-Interest	-	9,620	11,622	9,620	9,620
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	17,735	-	19,886	-	-
Audit Costs	1,600	-	-	-	-
Other	1,612	-	-	-	-
Total Outflows:	\$ 341,884	\$ 660,666	\$ 682,554	\$ 1,030,956	\$ 1,060,181
Annual Net Cash Flow	\$ 208,923	\$ 63,594	\$ 41,586	\$ (60,546)	\$ (60,558)
Cash Balance (Deficit), December 31	\$ 606,546	\$ 306,719	\$ 648,132	\$ 587,586	\$ 587,574
Memo: Unrecovered Costs (Fav.)	\$ (206,637)	\$ (320,277)	\$ (298,269)	\$ (287,769)	\$ (287,757)

Includes 2018 amounts as follows:

PCED: Affordable Housing Set Aside	Cash	999,515
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>
TOTAL		\$ 1,000,515

Tax Incremental Financing
TID #44 - Royster Clark
Inception 2013

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 857,114	\$ 741,163	\$ (423,214)	\$ 151,956	\$ 151,956
Project Inflows:					
Incremental Revenues	110,725	801,819	801,819	290,897	299,658
Computer Reimbursement	5,248	5,248	-	5,248	5,371
Payment on Advance	-	-	-	-	-
Interest Income	7,933	-	-	-	-
Proceeds from Borrowing	2,000,000	820,000	820,000	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 2,123,906</u>	<u>\$ 1,627,067</u>	<u>\$ 1,621,819</u>	<u>\$ 296,145</u>	<u>\$ 305,029</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	3,179,347	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	820,000	820,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	193,405	150,626	150,733	150,626	150,626
Debt Service-Interest	-	39,767	45,794	39,767	39,767
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	29,732	-	29,122	-	-
Audit Costs	1,600	-	-	-	-
Other	150	-	-	-	-
Total Outflows:	<u>\$ 3,404,234</u>	<u>\$ 1,011,393</u>	<u>\$ 1,046,649</u>	<u>\$ 191,393</u>	<u>\$ 191,393</u>
Annual Net Cash Flow	<u>\$ (1,280,328)</u>	<u>\$ 615,674</u>	<u>\$ 575,170</u>	<u>\$ 104,752</u>	<u>\$ 113,636</u>
Cash Balance (Deficit), December 31	<u>\$ (423,214)</u>	<u>\$ 1,356,837</u>	<u>\$ 151,956</u>	<u>\$ 256,708</u>	<u>\$ 265,592</u>
Memo: Unrecovered Costs (Fav.)	\$ 3,627,855	\$ 3,681,555	\$ 3,721,952	\$ 3,466,574	\$ 3,457,689

Includes 2018 amounts as follows:

<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>
TOTAL		\$ 1,000

Tax Incremental Financing
TID #45 - Capitol Square West
Inception June 2015

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ 133,208	\$ (1,483,183)	\$ (1,348,140)	\$ (2,955,443)	\$ (2,955,443)
Project Inflows:					
Incremental Revenues	-	-	-	1,735,181	1,787,444
Computer Reimbursement	-	-	-	-	43,786
Payment on Advance	-	-	-	-	-
Interest Income	3,448	-	-	-	-
Proceeds from Borrowing	3,361,864	1,695,000	1,695,000	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 3,365,312</u>	<u>\$ 1,695,000</u>	<u>\$ 1,695,000</u>	<u>\$ 1,735,181</u>	<u>\$ 1,831,230</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	1,167,943	1,695,000	1,695,000	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	2,050,000	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	1,605,780	1,335,000	1,335,000	1,335,000	1,335,000
Debt Service-Interest	-	264,193	264,193	264,193	264,193
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	8,634	-	8,110	-	-
Audit Costs	1,600	-	-	-	-
Other	12,703	-	-	-	-
Total Outflows:	<u>\$ 4,846,660</u>	<u>\$ 3,294,193</u>	<u>\$ 3,302,303</u>	<u>\$ 1,599,193</u>	<u>\$ 1,599,193</u>
Annual Net Cash Flow	<u>\$ (1,481,348)</u>	<u>\$ (1,599,193)</u>	<u>\$ (1,607,303)</u>	<u>\$ 135,988</u>	<u>\$ 232,038</u>
Cash Balance (Deficit), December 31	<u>\$ (1,348,140)</u>	<u>\$ (3,082,376)</u>	<u>\$ (2,955,443)</u>	<u>\$ (2,819,455)</u>	<u>\$ (2,723,405)</u>
Memo: Unrecovered Costs (Fav.)	\$ 16,684,108	\$ 18,643,301	\$ 18,651,411	\$ 17,180,423	\$ 17,084,373

Tax Incremental Financing
TID #46 - Research Park
Inception September 2015

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ (8,408)	\$ (8,408)	\$ (21,731)	\$ (364,434)	\$ (364,434)
Project Inflows:					
Incremental Revenues	-	267,297	267,297	700,324	721,418
Computer Reimbursement	-	-	-	-	262,803
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	2,500,000	1,890,000	-	2,500,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ -</u>	<u>\$ 2,767,297</u>	<u>\$ 2,157,297</u>	<u>\$ 700,324</u>	<u>\$ 3,484,221</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	2,500,000	2,500,000	-	2,500,000
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	11,573	-	-	-	-
Audit Costs	1,600	-	-	-	-
Other	150	-	-	-	-
Total Outflows:	<u>\$ 13,323</u>	<u>\$ 2,500,000</u>	<u>\$ 2,500,000</u>	<u>\$ -</u>	<u>\$ 2,500,000</u>
Annual Net Cash Flow	<u>\$ (13,323)</u>	<u>\$ 267,297</u>	<u>\$ (342,703)</u>	<u>\$ 700,324</u>	<u>\$ 984,221</u>
Cash Balance (Deficit), December 31	<u>\$ (21,731)</u>	<u>\$ 258,889</u>	<u>\$ (364,434)</u>	<u>\$ 335,890</u>	<u>\$ 619,787</u>
Memo: Unrecovered Costs (Fav.)	\$ 21,731	\$ 2,254,434	\$ 2,254,434	\$ 1,554,110	\$ 3,770,213

Includes 2018 amounts as follows:

<u>Economic Development: Exact Sciences Corporation</u>	<u>Cash</u>	<u>2,500,000</u>
TOTAL		\$ 2,500,000

Tax Incremental Financing
TID #47 - Silicon Prairie
Inception 2017

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>	<u>2018 Adopted</u>
Cash Balance (Deficit), January 1	\$ -	\$ -	\$ (8,372)	\$ (8,372)	\$ (8,372)
Project Inflows:					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	18	-	-	-	-
Proceeds from Borrowing	-	595,000	595,000	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 18</u>	<u>\$ 595,000</u>	<u>\$ 595,000</u>	<u>\$ -</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	595,000	595,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	6,447	-	-	-	-
Audit Costs	227	-	-	-	-
Other	1,716	-	-	-	-
Total Outflows:	<u>\$ 8,390</u>	<u>\$ 595,000</u>	<u>\$ 595,000</u>	<u>\$ -</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (8,372)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (8,372)</u>	<u>\$ -</u>	<u>\$ (8,372)</u>	<u>\$ (8,372)</u>	<u>\$ (8,372)</u>
Memo: Unrecovered Costs (Fav.)	\$ 8,408	\$ 603,408	\$ 603,408	\$ 603,408	\$ 603,408