

Village of Elm Grove, Wisconsin

Tax Increment District #2

Development Assumptions

Construction Year		Actual	Projected	Annual Total	Construction Year	
1	2004	1,701,000		1,701,000	2004	1
2	2005	4,075,100		4,075,100	2005	2
3	2006	6,703,900		6,703,900	2006	3
4	2007	7,626,300		7,626,300	2007	4
5	2008	5,085,300		5,085,300	2008	5
6	2009	(3,390,600)		(3,390,600)	2009	6
7	2010	(4,368,000)		(4,368,000)	2010	7
8	2011	6,072,500		6,072,500	2011	8
9	2012	(2,444,300)		(2,444,300)	2012	9
10	2013	2,986,300		2,986,300	2013	10
11	2014	2,293,100		2,293,100	2014	11
12	2015	11,475,100		11,475,100	2015	12
13	2016	(4,519,100)		(4,519,100)	2016	13
14	2017	401,900		401,900	2017	14
15	2018	1,940,500		1,940,500	2018	15
16	2019	(2,170,900)		(2,170,900)	2019	16
17	2020	3,517,400		3,517,400	2020	17
18	2021	5,618,700		5,618,700	2021	18
19	2022			0	2022	19
20	2023			0	2023	20
21	2024			0	2024	21
22	2025			0	2025	22
23	2026			0	2026	23
24	2027			0	2027	24
25	2028			0	2028	25
26	2029			0	2029	26
27	2030			0	2030	27
28	2031			0	2031	28
29	2032			0	2032	29
Totals		42,604,200	0	42,604,200		

Requested Maximum Life Extension (Technical College Extension)



Village of Elm Grove, Wisconsin

Tax Increment District #2

Tax Increment Projection Worksheet

Type of District
 District Creation Date
 Valuation Date
 Max Life (Years)
 Expenditure Period/Termination
 Revenue Periods/Final Year
 Extension Eligibility/Years
 Eligible Recipient District

Blighted Area	
April 27, 2004	
Jan 1,	2004
27	
22	4/27/2026
26	2031
Yes	7
Yes	

Base Value	33,435,800
Appreciation Factor	0.00%
Base Tax Rate	\$14.48
Rate Adjustment Factor	

Construction	Valuation	Inflation	Total	Revenue Year	Tax Rate ¹	Tax Increment		
Year	Value Added	Year	Increment					
1	2004	1,701,000	2005	0	1,701,000	2006	\$18.88	32,116
2	2005	4,075,100	2006	0	5,776,100	2007	\$18.47	106,706
3	2006	6,703,900	2007	0	12,480,000	2008	\$17.56	224,156
4	2007	7,626,300	2008	0	20,106,300	2009	\$18.34	368,867
5	2008	5,085,300	2009	0	25,191,600	2010	\$18.55	477,472
6	2009	-3,390,600	2010	0	21,801,000	2011	\$20.08	437,809
7	2010	-4,368,000	2011	0	17,433,000	2012	\$19.59	341,594
8	2011	6,072,500	2012	0	23,505,500	2013	\$20.22	475,181
9	2012	-2,444,300	2013	0	21,061,200	2014	\$20.67	435,349
10	2013	2,986,300	2014	0	24,047,500	2015	\$18.95	455,763
11	2014	2,293,100	2015	0	26,340,600	2016	\$18.86	496,909
12	2015	11,475,100	2016	0	37,815,700	2017	\$18.46	698,151
13	2016	-4,519,100	2017	0	33,296,600	2018	\$18.52	616,239
14	2017	401,900	2018	0	33,698,500	2019	\$18.10	610,076
15	2018	1,940,500	2019	0	35,639,000	2020	\$17.82	634,947
16	2019	-2,170,900	2020	0	33,468,100	2021	\$17.88	598,530
17	2020	3,517,400	2021	0	36,985,500	2022	\$16.88	624,315
18	2021	5,618,700	2022	0	42,604,200	2023	\$14.48	616,982
19	2022	0	2023	0	42,604,200	2024	\$14.48	616,982
20	2023	0	2024	0	42,604,200	2025	\$14.48	616,982
21	2024	0	2025	0	42,604,200	2026	\$14.48	616,982
22	2025	0	2026	0	42,604,200	2027	\$14.48	616,982
23	2026	0	2027	0	42,604,200	2028	\$14.48	616,982
24	2027	0	2028	0	42,604,200	2029	\$14.48	616,982
25	2028	0	2029	0	42,604,200	2030	\$14.48	616,982
26	2029	0	2030	0	42,604,200	2031	\$14.48	616,982
27	2030	0	2031	0	36,985,500	2032	\$14.48	535,614
28	2031	0	2032	0	36,985,500	2033	\$14.48	535,614
29	2032	0	2033	0	36,985,500	2034	\$14.48	535,614
Totals	42,604,200	0	0	Future Value of Increment	14,793,864			

Requested Maximum Life Extension (Technical College Extension)

Notes:

¹Tax rate shown for 2023 and prior Revenue Years is actual per DOR Form PC-202 (Tax Increment Collection Worksheet)

Village of Elm Grove, Wisconsin

Tax Increment District #2

Cash Flow Projection WITH Extension

Year	Projected Revenues					Expenditures											Balances			Year			
	Tax Increments	Intergov. Revenue	Grant Funds	Other Revenue ¹	Transfer from Storm Water Fund	Total Revenues	G.O. Rfdg Bonds, Series 2012A 1,270,000 Dated Date: 02/14/12			G.O. Rfdg Bonds, Series 2012A 4,295,000 Dated Date: 02/14/12			G.O. Promissory Notes 4,615,000 Dated Date: 03/01/24			MSP/Heritage Develop.	Interest on Advances	Admin. & Prof. Services	Total Expenditures		Annual	Cumulative ³	Principal Outstanding
2015	455,763	6,876		67,706		530,345	120,000	2.000%	24,579	180,000	2.000%	86,194				997,128	27,225	1,100	1,436,226	(905,881)	(1,350,414)	5,045,000	2015
2016	496,909	7,544				504,453	120,000	2.000%	22,179	235,000	2.000%	82,594		31,000		53,406	4,650	548,829	(44,376)	(1,394,790)	4,690,000	2016	
2017	698,151	8,814		4,629		711,594	135,000	2.000%	19,779	275,000	2.000%	77,894		34,995		53,915	7,140	603,723	107,871	(1,286,919)	4,280,000	2017	
2018	616,239	8,943				625,182	145,000	2.000%	17,079	315,000	2.000%	72,394		46,169		57,105	5,228	657,975	(32,793)	(1,319,712)	3,820,000	2018	
2019	610,076	11,120				621,196	145,000	2.000%	14,179	365,000	2.000%	66,094		72,837		57,265	5,320	725,696	(104,500)	(1,424,212)	3,310,000	2019	
2020	634,947	20,822		5,827		661,596	135,000	2.000%	11,279	405,000	2.000%	58,794		97,289		42,240	5,415	755,017	(93,421)	(1,517,633)	2,770,000	2020	
2021	598,530	30,524				629,054	135,000	2.000%	8,579	445,000	2.000%	50,694		87,010		30,360	10,512	767,155	(138,100)	(1,655,733)	2,190,000	2021	
2022	624,315	20,822				645,137	135,000	2.000%	5,879	465,000	2.125%	41,794		83,709		27,168	5,611	764,161	(119,023)	(1,774,756)	1,590,000	2022	
2023	616,982	20,822				637,804	140,000	2.000%	3,010	480,000	2.150%	31,913		68,595		20,452	8,713	752,683	(114,878)	(1,889,634)	970,000	2023	
2024	616,982	20,822				637,804	465,000	2.200%	21,593	465,000	2.200%	21,593	59,327	71,075		75,585	6,000	698,579	(60,775)	(1,950,409)	5,120,000	2024	
2025	616,982	20,822	300,000			937,804				505,000	2.250%	11,363	410,000	2.700%	113,118	25,405	78,016	6,000	1,148,902	(211,098)	(2,161,507)	4,205,000	2025
2026	616,982	20,822			184,000	821,804							420,000	2.540%	102,249		86,460	6,000	614,709	207,095	(1,954,412)	3,785,000	2026
2027	616,982	20,822			184,000	821,804							430,000	2.500%	91,540		78,176	6,000	605,716	216,088	(1,738,324)	3,355,000	2027
2028	616,982	20,822			184,000	821,804							445,000	2.500%	80,603		69,533	6,000	601,135	220,669	(1,517,655)	2,910,000	2028
2029	616,982	20,822			184,000	821,804							455,000	2.500%	69,353		60,706	6,000	591,059	230,746	(1,286,910)	2,455,000	2029
2030	616,982	20,822			184,000	821,804							465,000	2.500%	57,853		51,476	6,000	580,329	241,475	(1,045,434)	1,990,000	2030
2031	616,982	20,822			184,000	821,804							480,000	2.500%	46,040		41,817	6,000	573,857	247,947	(797,487)	1,510,000	2031
2032	616,982	20,822			184,000	821,804							490,000	2.550%	33,793		31,899	6,000	561,692	260,112	(537,375)	1,020,000	2032
2033	616,982	20,822			184,000	821,804							505,000	2.650%	20,854		21,495	6,000	553,349	268,456	(268,919)	515,000	2033
2034	616,982	20,822			184,000	821,804							515,000	2.750%	7,081		10,757	15,000	547,838	273,966	5,047	0	2034
Total	12,138,719	365,329	300,000	78,162	1,656,000	14,538,210	1,210,000		126,542	4,135,000		601,318	4,615,000		681,809	618,084	997,128	975,060	128,689	14,088,630			Total

Refunded TID 2 Allocated Portion of 2003 G.O. Stormwater Bonds Refunded TID 2 Allocated Portion of 2005 G.O. Stormwater Bonds

Requested Maximum Life Extension (Technical College Extension)

Projected TID Closure

Notes:

¹Includes public charges for service, water connection fees and miscellaneous revenue.

²Estimated rates are reoffering yields from Village of Saukville (Aa3) January 17, 2023 competitive sale.

³Year ending fund balances for 2021 and prior years are actual per Village's audited financial statements. Projected year end fund balances for 2022 and 2023 reflect estimated and budgeted figures as identified in the Village's 2023 Budget.