

City of Omro, WI

Tax Increment District #7

Tax Increment Projection Worksheet Country Villa Both Phase I and Phase II

Type of District	Mixed Use	Base Value	72,300	<input type="checkbox"/> Apply to Base Value
District Creation Date	January 1, 2017	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2017	Base Tax Rate	\$24.38	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 1/1/2032	Tax Exempt Discount Rate		
Revenue Periods/Final Year	20 2038	Taxable Discount Rate	1.50%	
Extension Eligibility/Years	Yes 3			
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2017	851,080	2018	0	851,080	2019	\$24.38	20,749	19,842
2	2018	1,276,620	2019	0	2,127,700	2020	\$24.38	51,872	68,715
3	2019	700,000	2020	0	2,827,700	2021	\$24.38	68,937	132,706
4	2020	700,000	2021	0	3,527,700	2022	\$24.38	86,002	211,359
5	2021	0	2022	0	3,527,700	2023	\$24.38	86,002	313,562
6	2022	0	2023	0	3,527,700	2024	\$24.38	86,002	399,565
7	2023	0	2024	0	3,527,700	2025	\$24.38	86,002	485,567
8	2024	0	2025	0	3,527,700	2026	\$24.38	86,002	571,570
9	2025	0	2026	0	3,527,700	2027	\$24.38	86,002	657,572
10	2026	0	2027	0	3,527,700	2028	\$24.38	86,002	743,575
11	2027	0	2028	0	3,527,700	2029	\$24.38	86,002	829,577
12	2028	0	2029	0	3,527,700	2030	\$24.38	86,002	915,580
13	2029	0	2030	0	3,527,700	2031	\$24.38	86,002	1,001,582
14	2030	0	2031	0	3,527,700	2032	\$24.38	86,002	1,087,585
15	2031	0	2032	0	3,527,700	2033	\$24.38	86,002	1,173,587
16	2032	0	2033	0	3,527,700	2034	\$24.38	86,002	1,259,590
17	2033	0	2034	0	3,527,700	2035	\$24.38	86,002	1,345,592
18	2034	0	2035	0	3,527,700	2036	\$24.38	86,002	1,431,595
19	2035	0	2036	0	3,527,700	2037	\$24.38	86,002	1,517,597
20	2036	0	2037	0	3,527,700	2038	\$24.38	86,002	1,603,600
Totals	3,527,700		0		Future Value of Increment		1,603,600		

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).

Preliminary



City of Omro, WI

Tax Increment District #7

Cash Flow Projection Country Villa Both Phase I \$200,000 up front Incentive and Phase II \$100,000 PAYGO Incentive

Year	Projected Revenues			Expenditures						Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	State Trust Fund Loan 207,500 Dated Date: 09/15/17			Municipal Revenue Obligation (MRO) 100,000 Dated Date: 09/15/20			Total Expenditures	Annual	Cumulative		Principal Outstanding
2017			0							0	0	207,500	2017	
2018			0							0	0	207,500	2018	
2019	20,749		20,749	10,061	4.00%	5,549				15,610	5,139	5,139	197,439	2019
2020	51,872		51,872	7,691	4.00%	7,919				15,610	36,262	41,400	189,748	2020
2021	68,937		68,937	7,999	4.00%	7,611	12,500			28,110	40,827	82,227	181,749	2021
2022	86,002		86,002	8,320	4.00%	7,290	12,500			28,110	57,892	140,120	173,429	2022
2023	86,002		86,002	8,654	4.00%	6,956	12,500			28,110	57,892	198,012	164,775	2023
2024	86,002		86,002	9,001	4.00%	6,609	12,500			28,110	57,892	255,905	155,774	2024
2025	86,002		86,002	9,362	4.00%	6,248	12,500			28,110	57,892	313,797	146,412	2025
2026	86,002		86,002	9,737	4.00%	5,873	12,500			28,110	57,892	371,690	136,674	2026
2027	86,002		86,002	10,128	4.00%	5,482	12,500			28,110	57,892	429,582	126,546	2027
2028	86,002		86,002	10,534	4.00%	5,076	12,500			28,110	57,892	487,475	116,012	2028
2029	86,002		86,002	10,957	4.00%	4,653				15,610	70,392	557,867	105,055	2029
2030	86,002		86,002	11,396	4.00%	4,214				15,610	70,392	628,260	93,659	2030
2031	86,002		86,002	11,853	4.00%	3,757				15,610	70,392	698,652	81,805	2031
2032	86,002		86,002	12,329	4.00%	3,281				15,610	70,392	769,045	69,477	2032
2033	86,002		86,002	12,823	4.00%	2,787				15,610	70,392	839,437	56,653	2033
2034	86,002		86,002	13,338	4.00%	2,272				15,610	70,392	909,830	43,316	2034
2035	86,002		86,002	13,873	4.00%	1,737				15,610	70,392	980,222	29,443	2035
2036	86,002		86,002	14,429	4.00%	1,181				15,610	70,392	1,050,615	15,014	2036
2037	86,002		86,002	15,014	4.00%	602				15,616	70,386	1,121,001	(0)	2037
2038	86,002		86,002							0	86,002	1,207,004	(0)	2038
Total	1,603,600	0	1,603,600	207,500		89,096	100,000		0	396,596				Total

Notes:

Projected TID Closure

Preliminary

City of Omro, WI

Tax Increment District #7

Tax Increment Projection Worksheet Country Villa Both Phase I only

Type of District	Mixed Use	Base Value	72,300	<input type="checkbox"/> Apply to Base Value
District Creation Date	January 1, 2017	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2017	Base Tax Rate	\$24.38	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 1/1/2032	Tax Exempt Discount Rate		
Revenue Periods/Final Year	20 2038	Taxable Discount Rate	1.50%	
Extension Eligibility/Years	Yes 3			
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2017	851,080	2018	0	851,080	2019	\$24.38	20,749	19,842
2	2018	1,276,620	2019	0	2,127,700	2020	\$24.38	51,872	68,715
3	2019		2020	0	2,127,700	2021	\$24.38	51,872	116,865
4	2020		2021	0	2,127,700	2022	\$24.38	51,872	164,304
5	2021	0	2022	0	2,127,700	2023	\$24.38	51,872	211,042
6	2022	0	2023	0	2,127,700	2024	\$24.38	51,872	257,089
7	2023	0	2024	0	2,127,700	2025	\$24.38	51,872	302,455
8	2024	0	2025	0	2,127,700	2026	\$24.38	51,872	347,151
9	2025	0	2026	0	2,127,700	2027	\$24.38	51,872	391,187
10	2026	0	2027	0	2,127,700	2028	\$24.38	51,872	434,572
11	2027	0	2028	0	2,127,700	2029	\$24.38	51,872	477,315
12	2028	0	2029	0	2,127,700	2030	\$24.38	51,872	519,427
13	2029	0	2030	0	2,127,700	2031	\$24.38	51,872	560,917
14	2030	0	2031	0	2,127,700	2032	\$24.38	51,872	601,793
15	2031	0	2032	0	2,127,700	2033	\$24.38	51,872	642,066
16	2032	0	2033	0	2,127,700	2034	\$24.38	51,872	681,743
17	2033	0	2034	0	2,127,700	2035	\$24.38	51,872	720,834
18	2034	0	2035	0	2,127,700	2036	\$24.38	51,872	759,347
19	2035	0	2036	0	2,127,700	2037	\$24.38	51,872	797,291
20	2036	0	2037	0	2,127,700	2038	\$24.38	51,872	834,674
Totals	2,127,700		0		Future Value of Increment		1,006,309		

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).

Preliminary

City of Omro, WI

Tax Increment District #7

Cash Flow Projection Country Villa Both Phase I Only \$200,000 up front Incentive

Year	Projected Revenues			Expenditures			Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	State Trust Fund Loan 207,500 Dated Date: 09/15/17		Total Expenditures	Annual	Cumulative	Principal Outstanding		
2017			0			0	0	0	207,500	2017	
2018			0			0	0	0	207,500	2018	
2019	20,749		20,749	10,061	4.00%	5,549	15,610	5,139	5,139	197,439	2019
2020	51,872		51,872	7,691	4.00%	7,919	15,610	36,262	41,400	189,748	2020
2021	51,872		51,872	7,999	4.00%	7,611	15,610	36,262	77,662	181,749	2021
2022	51,872		51,872	8,320	4.00%	7,290	15,610	36,262	113,923	173,429	2022
2023	51,872		51,872	8,654	4.00%	6,956	15,610	36,262	150,185	164,775	2023
2024	51,872		51,872	9,001	4.00%	6,609	15,610	36,262	186,447	155,774	2024
2025	51,872		51,872	9,362	4.00%	6,248	15,610	36,262	222,708	146,412	2025
2026	51,872		51,872	9,737	4.00%	5,873	15,610	36,262	258,970	136,674	2026
2027	51,872		51,872	10,128	4.00%	5,482	15,610	36,262	295,232	126,546	2027
2028	51,872		51,872	10,534	4.00%	5,076	15,610	36,262	331,493	116,012	2028
2029	51,872		51,872	10,957	4.00%	4,653	15,610	36,262	367,755	105,055	2029
2030	51,872		51,872	11,396	4.00%	4,214	15,610	36,262	404,016	93,659	2030
2031	51,872		51,872	11,853	4.00%	3,757	15,610	36,262	440,278	81,805	2031
2032	51,872		51,872	12,329	4.00%	3,281	15,610	36,262	476,540	69,477	2032
2033	51,872		51,872	12,823	4.00%	2,787	15,610	36,262	512,801	56,653	2033
2034	51,872		51,872	13,338	4.00%	2,272	15,610	36,262	549,063	43,316	2034
2035	51,872		51,872	13,873	4.00%	1,737	15,610	36,262	585,325	29,443	2035
2036	51,872		51,872	14,429	4.00%	1,181	15,610	36,262	621,586	15,014	2036
2037	51,872		51,872	15,014	4.00%	602	15,616	36,256	657,842	(0)	2037
2038	51,872		51,872				0	51,872	709,713	(0)	2038
Total	1,006,309	0	1,006,309	207,500		89,096	296,596				Total

Notes:

Projected TID Closure

Preliminary

City of Omro, WI

Tax Increment District #7

Tax Increment Projection Worksheet Country Villa Phase II only

Type of District	Mixed Use	Base Value	72,300	<input type="checkbox"/> Apply to Base Value
District Creation Date	January 1, 2017	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2017	Base Tax Rate	\$24.38	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 1/1/2032	Tax Exempt Discount Rate		
Revenue Periods/Final Year	20 2038	Taxable Discount Rate	1.50%	
Extension Eligibility/Years	Yes 3			
Recipient District	No			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2017	2018	0	0	2019	\$24.38	0	0	0
2	2018	2019	0	0	2020	\$24.38	0	0	0
3	2019	700,000	2020	0	700,000	2021	\$24.38	17,065	15,841
4	2020	700,000	2021	0	1,400,000	2022	\$24.38	34,131	47,055
5	2021	0	2022	0	1,400,000	2023	\$24.38	34,131	77,808
6	2022	0	2023	0	1,400,000	2024	\$24.38	34,131	119,458
7	2023	0	2024	0	1,400,000	2025	\$24.38	34,131	153,589
8	2024	0	2025	0	1,400,000	2026	\$24.38	34,131	187,720
9	2025	0	2026	0	1,400,000	2027	\$24.38	34,131	221,851
10	2026	0	2027	0	1,400,000	2028	\$24.38	34,131	255,982
11	2027	0	2028	0	1,400,000	2029	\$24.38	34,131	290,112
12	2028	0	2029	0	1,400,000	2030	\$24.38	34,131	324,243
13	2029	0	2030	0	1,400,000	2031	\$24.38	34,131	358,374
14	2030	0	2031	0	1,400,000	2032	\$24.38	34,131	392,505
15	2031	0	2032	0	1,400,000	2033	\$24.38	34,131	426,636
16	2032	0	2033	0	1,400,000	2034	\$24.38	34,131	460,767
17	2033	0	2034	0	1,400,000	2035	\$24.38	34,131	494,898
18	2034	0	2035	0	1,400,000	2036	\$24.38	34,131	529,029
19	2035	0	2036	0	1,400,000	2037	\$24.38	34,131	563,159
20	2036	0	2037	0	1,400,000	2038	\$24.38	34,131	597,290
Totals	1,400,000		0		Future Value of Increment		597,290		

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).

Preliminary



City of Omro, WI

Tax Increment District #7

Cash Flow Projection Country Villa Phase II only \$100,000 PAYGO Incentive

Year	Projected Revenues			Expenditures			Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Municipal Revenue Obligation (MRO) 100,000 Dated Date: 09/15/20 Principal	Est. Rate	Interest	Total Expenditures	Annual	Cumulative		Principal Outstanding
2017			0				0	0	0	0	2017
2018			0				0	0	0	0	2018
2019	0		0				0	0	0	0	2019
2020	0		0				0	0	0	0	2020
2021	17,065		17,065	12,500			12,500	4,565	4,565	0	2021
2022	34,131		34,131	12,500			12,500	21,631	26,196	0	2022
2023	34,131		34,131	12,500			12,500	21,631	47,827	0	2023
2024	34,131		34,131	12,500			12,500	21,631	69,458	0	2024
2025	34,131		34,131	12,500			12,500	21,631	91,089	0	2025
2026	34,131		34,131	12,500			12,500	21,631	112,720	0	2026
2027	34,131		34,131	12,500			12,500	21,631	134,351	0	2027
2028	34,131		34,131	12,500			12,500	21,631	155,982	0	2028
2029	34,131		34,131				0	34,131	190,112	0	2029
2030	34,131		34,131				0	34,131	224,243	0	2030
2031	34,131		34,131				0	34,131	258,374	0	2031
2032	34,131		34,131				0	34,131	292,505	0	2032
2033	34,131		34,131				0	34,131	326,636	0	2033
2034	34,131		34,131				0	34,131	360,767	0	2034
2035	34,131		34,131				0	34,131	394,898	0	2035
2036	34,131		34,131				0	34,131	429,029	0	2036
2037	34,131		34,131				0	34,131	463,159	0	2037
2038	34,131		34,131				0	34,131	497,290	0	2038
Total	597,290	0	597,290	100,000		0	100,000				Total

Notes:

Projected TID Closure

Preliminary