

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 13 districts with three that have closed 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. Incremental revenue from TID 33 were appropriated to Affordable Housing in 2016. Incremental revenue from TIDs 27, 32, and 43 were appropriated to Affordable Housing in the 2018.

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

2019 Highlights

- Key TIF-funded projects in the 2019 CIP include:
 - Construction of a parking ramp to replace Government East as part of the Judge Doyle development funded by TID 25 proceeds
 - Developer loans funded by TID 36: Potential loans may include support for the redevelopment of the First Street and E. Washington Avenue shopping center site, the next phases of the Stonehouse Development, and continued development on the Mautz Block
 - Winnebago Street reconstruction and railroad crossings and quiet zone improvements funded by TID 37
 - Stoughton Road resurfacing and Dairy Drive construction funded by TID 39
 - Utility undergrounding at Fish Hatchery and Park Street funded by TID 42

- Personal Property Exemption Aid can now be distributed to tax increment districts (TIDs). State aid to the affected TIDs under this program will be \$183,561. This funding was adjusted by Finance Committee amendment #19.

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2019 Adopted Budget**

No.	Name	Year of Inception	Base Value	2018 Value	Accumulated TIF Increment Change August 15, 2018	2019 Ratio of Debt Svc. and Cap. Leases to Annual Revenues (Excluding Borrowing)	Dec. 31, 2019 Budgeted Cash Balance	Dec. 31, 2019 Balance of Unrecovered Costs (Fav.)	2019 Capital Budget Adopted
25	Wilson Street	1995	\$38,606,700	\$192,663,800	399%	19%	\$17,422,222	(\$10,314,748)	\$20,522,135
29	Allied Terrace	2000	41,741,400	59,293,600	42%	30%	(2,539,081)	3,052,027	500
35	Todd Drive	2005	25,800,600	64,840,500	151%	11%	2,491,138	(2,255,841)	-
36	Capitol Gateway	2005	97,652,400	437,813,700	348%	45%	14,098,284	9,619,194	5,027,000
37	Union Corners	2006	43,466,900	95,486,000	120%	36%	(1,057,770)	4,377,176	1,688,000
38	Badger/Ann/Park	2008	54,203,700	47,490,300	-12%	62%	(3,570,212)	4,131,547	-
39	Stoughton Road	2008	263,256,500	344,703,200	31%	15%	2,571,810	539,841	2,350,500
41	University/Whitney	2011	18,703,300	57,097,000	205%	58%	1,581,064	767,618	-
42	Wingra	2012	50,866,200	72,970,500	43%	93%	280,789	1,915,289	330,500
44	Royster Clark	2013	30,448,400	46,751,500	54%	135%	(755,007)	3,960,808	1,000
45	Capitol Square West	2015	79,304,000	102,594,900	29%	360%	(5,027,221)	15,191,134	34,800
46	Research Park	2015	118,934,300	148,293,700	25%	29%	2,645,495	5,431,703	-
47	Silicon Prairie	2017	10,032,600	17,618,300	76%	N/A	(99,565)	30,088	-
							\$ 28,141,511	\$ 36,415,747	\$ 29,954,435

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2019 Adopted Budget**

	2017 Actual	2018 Budget	2018 Projected	2019 Executive	2019 Adopted
Cash Balance (Deficit), January 1	\$ 26,365,078	\$ 26,184,801	\$ 37,562,111	\$ 37,886,324	\$ 37,886,324
Project Inflows:					
Incremental Revenues	10,133,810	16,308,511	13,044,894	18,983,860	19,068,234
Computer Reimbursement	761,271	1,024,074	772,460	770,362	791,155
Personal Property Aid	-	-	-	86,160	183,561
Payment on Advance	-	-	-	-	-
Interest Income	393,179	284,682	305,467	371,724	371,724
Proceeds from Borrowing	14,645,001	12,593,000	7,543,000	9,277,000	9,310,300
Developer Capital Funding	529,349	504,559	504,559	504,559	504,559
Application Fees	43,190	-	39,000	-	-
Other	2,082,466	500,000	508,121	500,000	500,000
Total Inflows:	\$ 28,588,266	\$ 31,214,826	\$ 22,717,501	\$ 30,493,665	\$ 30,729,534
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	33,300
Engineering: Major Streets	1,786,662	1,207,000	1,200,000	4,027,000	4,277,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	4,608	19,000	16,000	8,000	8,000
Parking	-	29,000,000	3,748,865	20,521,135	20,521,135
PCED: Payments to Developers	5,463,000	5,343,000	8,363,000	5,000,000	5,000,000
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	49,281	190,000	128,806	115,000	115,000
Traffic Engineering	41,169	-	16,199	-	-
Transit	-	-	-	-	-
Debt Service-Principal	7,252,480	6,057,223	6,067,223	7,907,483	7,907,483
Debt Service-Interest	1,005,436	961,610	961,610	1,153,165	1,153,165
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	700,000	745,000	745,000	765,000	765,000
Capital Lease-Interest	329,063	337,895	337,895	77,828	77,828
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	203,527	213,088	200,898	190,000	190,000
Audit Costs	21,700	14,000	26,000	26,000	26,000
Other	534,307	500,000	581,792	500,000	500,000
Total Outflows:	\$ 17,391,233	\$ 44,587,816	\$ 22,393,288	\$ 40,290,611	\$ 40,573,911
Annual Net Cash Flow	\$ 11,197,033	\$ (13,372,990)	\$ 324,213	\$ (9,796,946)	\$ (9,844,378)
Cash Balance (Deficit), December 31	\$ 37,562,111	\$ 12,811,811	\$ 37,886,324	\$ 28,089,378	\$ 28,041,946
Memo: Unrecovered Costs (Fav.)	\$ 25,557,077	\$ 43,205,065	\$ 25,963,641	\$ 36,365,104	\$ 36,445,835

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ 32,100,090	\$ 34,483,214	\$ 35,835,979	\$ 34,408,915	\$ 34,408,915
Project Inflows:					
Incremental Revenues	3,949,673	4,740,985	3,957,434	3,594,075	3,592,976
Computer Reimbursement	28,137	28,137	28,551	28,551	29,242
Personal Property Aid	-	-	-	26,238	27,632
Payment on Advance	-	-	-	-	-
Interest Income	284,367	241,382	206,989	240,862	240,862
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	529,349	504,559	504,559	504,559	504,559
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 4,791,526</u>	<u>\$ 5,515,063</u>	<u>\$ 4,697,533</u>	<u>\$ 4,394,286</u>	<u>\$ 4,395,270</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	15,061	-	1,200,000	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	5,000	5,000	1,000	1,000
Parking -- Ramp at Judge Doyle	-	24,000,000	3,748,865	20,521,135	20,521,135
PCED: Payments to Developers	-	-	-	-	-
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	700,000	745,000	745,000	765,000	765,000
Capital Lease-Interest	329,063	337,895	337,895	77,828	77,828
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,220	30,000	10,587	15,000	15,000
Audit Costs	1,900	2,000	2,000	2,000	2,000
Other	393	-	75,250	-	-
Total Outflows:	<u>\$ 1,055,637</u>	<u>\$ 25,119,895</u>	<u>\$ 6,124,597</u>	<u>\$ 21,381,963</u>	<u>\$ 21,381,963</u>
Annual Net Cash Flow	<u>\$ 3,735,889</u>	<u>\$ (19,604,832)</u>	<u>\$ (1,427,064)</u>	<u>\$ (16,987,677)</u>	<u>\$ (16,986,693)</u>
Cash Balance (Deficit), December 31	<u>\$ 35,835,979</u>	<u>\$ 14,878,382</u>	<u>\$ 34,408,915</u>	<u>\$ 17,421,238</u>	<u>\$ 17,422,222</u>
Memo: Unrecovered Costs (Fav.)*	<u>\$ (27,218,505)</u>	<u>\$ (8,358,673)</u>	<u>\$ (26,536,441)</u>	<u>\$ (10,313,764)</u>	<u>\$ (10,314,748)</u>

Includes 2019 amounts as follows:

Parks: Street Tree Replacements	Cash	1,000	1,000
<u>Judge Doyle: Parking Utility Ramp at Judge Doyle (Reauthorization)</u>	<u>Cash</u>	<u>20,521,135</u>	<u>20,521,135</u>
TOTAL		\$ 20,522,135	\$ 20,522,135

Tax Incremental Financing
TID #29 - Allied Terrace
Inception 2000

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (2,898,015)	\$ (2,870,875)	\$ (2,858,531)	\$ (2,841,461)	\$ (2,841,461)
Project Inflows:					
Incremental Revenues	405,008	470,972	393,134	409,484	432,385
Computer Reimbursement	9,157	9,157	9,291	7,192	9,516
Personal Property Aid	-	-	-	2,504	5,150
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	5,214	-	4,124	-	-
Total Inflows:	\$ 419,379	\$ 480,129	\$ 406,549	\$ 419,180	\$ 447,051
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	1,209	1,000	1,000	500	500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. - Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	349,932	343,100	343,100	123,247	123,247
Debt Service-Interest	19,339	34,812	34,812	8,924	8,924
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	7,120	30,000	8,156	10,000	10,000
Audit Costs	1,800	2,000	2,000	2,000	2,000
Other	495	-	411	-	-
Total Outflows:	\$ 379,895	\$ 410,912	\$ 389,479	\$ 144,671	\$ 144,671
Annual Net Cash Flow	\$ 39,484	\$ 69,217	\$ 17,070	\$ 274,509	\$ 302,380
Cash Balance (Deficit), December 31	\$ (2,858,531)	\$ (2,801,658)	\$ (2,841,461)	\$ (2,566,952)	\$ (2,539,081)
Memo: Unrecovered Costs (Fav.)	\$ 3,837,824	\$ 3,425,507	\$ 3,477,654	\$ 3,079,898	\$ 3,052,027

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 2019 amounts as follows:

<u>Parks: Stree Tree Replacements</u>	<u>Cash</u>	<u>500</u>	<u>500</u>
TOTAL		\$ 500	\$ 500

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ 2,132,045	\$ 1,326,738	\$ 2,205,168	\$ 2,102,666	\$ 2,102,666
Project Inflows:					
Incremental Revenues	817,962	805,906	672,712	910,781	910,503
Computer Reimbursement	75,370	75,370	76,478	76,478	78,329
Personal Property Aid	-	-	-	4,460	8,169
Payment on Advance	-	-	-	-	-
Interest Income	18,896	9,287	14,443	14,719	14,719
Proceeds from Borrowing	921,683	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	9,500	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	\$ 1,843,411	\$ 890,563	\$ 763,633	\$ 1,006,438	\$ 1,011,719
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	913,000	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	41,169	-	16,199	-	-
Transit	-	-	-	-	-
Debt Service-Principal	289,076	315,840	315,840	92,168	92,168
Debt Service-Interest	4,252	23,940	23,940	19,079	19,079
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	16,405	5,390	8,156	10,000	10,000
Audit Costs	1,800	2,000	2,000	2,000	2,000
Other - Transfer to TID 38	504,586	500,000	500,000	500,000	500,000
Total Outflows:	\$ 1,770,288	\$ 847,170	\$ 866,135	\$ 623,247	\$ 623,247
Annual Net Cash Flow	\$ 73,123	\$ 43,393	\$ (102,502)	\$ 383,191	\$ 388,472
Cash Balance (Deficit), December 31	\$ 2,205,168	\$ 1,370,131	\$ 2,102,666	\$ 2,485,857	\$ 2,491,138
Memo: Unrecovered Costs (Fav.)	\$ (1,561,863)	\$ (1,921,096)	\$ (1,775,201)	\$ (2,250,560)	\$ (2,255,841)

Note: A resolution (RES-14-00388) adopted 5/20/14 authorizes amendment of the project plan to provide for a "donor-recipient" arrangement between TIDs #35 and #38, whereby TID #35, as a donor TID, will, starting in 2016, transfer \$500,000 per year to TID #38 for five years, or a total of \$2,500,000.

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ 2,873,682	\$ 3,028,689	\$ 10,078,089	\$ 9,636,286	\$ 9,636,286
Project Inflows:					
Incremental Revenues	2,282,770	2,026,318	1,691,425	7,935,793	7,933,366
Computer Reimbursement	75,548	75,548	76,659	76,659	78,514
Personal Property Aid	-	-	-	11,214	14,926
Payment on Advance	-	-	-	-	-
Interest Income	50,065	30,287	59,896	96,363	96,363
Proceeds from Borrowing	8,076,084	7,250,000	-	5,000,000	5,000,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	1,567,081	-	-	-	-
Total Inflows:	<u>\$ 12,051,548</u>	<u>\$ 9,382,153</u>	<u>\$ 1,827,980</u>	<u>\$ 13,120,029</u>	<u>\$ 13,123,168</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	250,000	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	5,000	5,000	2,000	2,000
Parking Utility	-	5,000,000	-	-	-
PCED: Payments to Developers	2,065,000	-	-	5,000,000	5,000,000
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	100,000	100,000	25,000	25,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	2,343,528	1,836,436	1,836,436	3,150,188	3,150,188
Debt Service-Interest	411,060	314,915	314,915	466,982	466,982
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	18,973	99,620	11,195	15,000	15,000
Audit Costs	1,800	2,000	2,000	2,000	2,000
Other	6,780	-	237	-	-
Total Outflows:	<u>\$ 4,847,141</u>	<u>\$ 7,607,971</u>	<u>\$ 2,269,783</u>	<u>\$ 8,661,170</u>	<u>\$ 8,661,170</u>
Annual Net Cash Flow	<u>\$ 7,204,407</u>	<u>\$ 1,774,182</u>	<u>\$ (441,803)</u>	<u>\$ 4,458,859</u>	<u>\$ 4,461,998</u>
Cash Balance (Deficit), December 31	<u>\$ 10,078,089</u>	<u>\$ 4,802,871</u>	<u>\$ 9,636,286</u>	<u>\$ 14,095,145</u>	<u>\$ 14,098,284</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 13,626,013</u>	<u>\$ 17,265,395</u>	<u>\$ 12,231,380</u>	<u>\$ 9,622,333</u>	<u>\$ 9,619,194</u>

Includes 2019 amounts as follows:

Parks: Street Tree Replacements	Cash	2,000	2,000
Economic Development: Developer Loans	Borrowing	5,000,000	5,000,000
<u>Economic Development: Capital Gateway BUILD Plan</u>	<u>Cash</u>	<u>25,000</u>	<u>25,000</u>
TOTAL		<u>\$ 5,027,000</u>	<u>\$ 5,027,000</u>

Tax Incremental Financing
TID #37 - Union Corners
Inception 2006

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (2,713,375)	\$ (2,998,027)	\$ (2,533,821)	\$ (1,799,597)	\$ (1,799,597)
Project Inflows:					
Incremental Revenues	731,479	1,478,694	1,234,307	1,213,580	1,213,208
Computer Reimbursement	8,397	8,397	8,520	8,520	8,727
Personal Property Aid	-	-	-	8,184	12,520
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	343,000	343,000	1,657,000	1,657,000
Developer Capital Funding	-	-	-	-	-
Application Fees	1,715	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 741,591</u>	<u>\$ 1,830,091</u>	<u>\$ 1,585,827</u>	<u>\$ 2,887,284</u>	<u>\$ 2,891,455</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	10,111	957,000	-	1,407,000	1,657,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	650	2,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	343,000	343,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	7,244	30,000	10,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	466,957	426,954	426,954	408,935	408,935
Debt Service-Interest	58,390	49,346	49,346	35,693	35,693
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	16,885	11,755	19,303	15,000	15,000
Audit Costs	1,800	2,000	2,000	2,000	2,000
Other	-	-	-	-	-
Total Outflows:	<u>\$ 562,037</u>	<u>\$ 1,822,055</u>	<u>\$ 851,603</u>	<u>\$ 1,899,628</u>	<u>\$ 2,149,628</u>
Annual Net Cash Flow	<u>\$ 179,554</u>	<u>\$ 8,036</u>	<u>\$ 734,224</u>	<u>\$ 987,656</u>	<u>\$ 741,827</u>
Cash Balance (Deficit), December 31	<u>\$ (2,533,821)</u>	<u>\$ (2,989,991)</u>	<u>\$ (1,799,597)</u>	<u>\$ (811,941)</u>	<u>\$ (1,057,770)</u>
Memo: Unrecovered Costs (Fav.)	\$ 4,689,116	\$ 4,597,126	\$ 3,870,938	\$ 4,131,347	\$ 4,377,176
Includes 2019 amounts as follows:					
Eng Major Streets: Winnebago St. Reconstruction (Reauthorization)			Borrowing	957,000	957,000
Eng Major Streets: Winnebago St. Reconstruct Underground Utility			Borrowing	-	250,000
Engineering Major Streets: Railroad Crossings & Quiet Zones			Borrowing	450,000	450,000
Parks: Street Tree Replacements			Cash	1,000	1,000
<u>Economic Development: Property Holding Costs</u>			<u>Cash</u>	<u>30,000</u>	<u>30,000</u>
				<u>\$ 1,438,000</u>	<u>\$ 1,688,000</u>

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (3,867,382)	\$ (3,818,878)	\$ (3,807,864)	\$ (3,753,558)	\$ (3,753,558)
Project Inflows:					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	9,685	9,685	9,826	9,827	10,065
Personal Property Aid	-	-	-	-	-
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>\$ 509,685</u>	<u>\$ 509,685</u>	<u>\$ 509,826</u>	<u>\$ 509,827</u>	<u>\$ 510,065</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	402,205	399,263	399,263	299,263	299,263
Debt Service-Interest	38,822	45,858	45,858	15,456	15,456
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	7,190	6,323	8,162	10,000	10,000
Audit Costs	1,800	2,000	2,000	2,000	2,000
Other	150	-	237	-	-
Total Outflows:	<u>\$ 450,167</u>	<u>\$ 453,444</u>	<u>\$ 455,520</u>	<u>\$ 326,719</u>	<u>\$ 326,719</u>
Annual Net Cash Flow	<u>\$ 59,518</u>	<u>\$ 56,241</u>	<u>\$ 54,306</u>	<u>\$ 183,108</u>	<u>\$ 183,346</u>
Cash Balance (Deficit), December 31	<u>\$ (3,807,864)</u>	<u>\$ (3,762,637)</u>	<u>\$ (3,753,558)</u>	<u>\$ (3,570,450)</u>	<u>\$ (3,570,212)</u>
Memo: Unrecovered Costs (Fav.)	\$ 5,067,725	\$ 4,612,221	\$ 4,614,156	\$ 4,131,785	\$ 4,131,547

Note: A resolution (RES-14-00388) adopted 5/20/14 authorizes amendment of the project plan to provide for a "donor-recipient" arrangement between TIDs #35 and #38, whereby TID #35, as a donor TID, will, starting in 2016, transfer \$500,000 per year to TID #38 for five years, or a total of \$2,500,000.

Tax Incremental Financing
TID #39 - Stoughton Road
Inception 2008

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (536,775)	\$ (691,677)	\$ (492,968)	\$ 773,245	\$ 773,245
Project Inflows:					
Incremental Revenues	223,854	1,705,986	1,424,035	1,900,111	1,899,530
Computer Reimbursement	197,683	197,683	200,589	200,589	205,443
Personal Property Aid	-	-	-	9,441	50,606
Payment on Advance	-	-	-	-	-
Interest Income	-	(6,917)	3,104	7,732	7,732
Proceeds from Borrowing	-	-	-	2,320,000	2,320,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	10,171	-	3,997	-	-
Total Inflows:	<u>\$ 431,708</u>	<u>\$ 1,896,752</u>	<u>\$ 1,631,725</u>	<u>\$ 4,437,873</u>	<u>\$ 4,483,311</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	2,320,000	2,320,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	1,718	2,000	1,000	500	500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	35,462	30,000	13,806	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	293,989	293,989	293,989	294,262	294,262
Debt Service-Interest	45,827	45,827	45,827	27,984	27,984
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,105	30,000	8,890	10,000	10,000
Audit Costs	1,800	2,000	2,000	2,000	2,000
Other	-	-	-	-	-
Total Outflows:	<u>\$ 387,901</u>	<u>\$ 403,816</u>	<u>\$ 365,512</u>	<u>\$ 2,684,746</u>	<u>\$ 2,684,746</u>
Annual Net Cash Flow	<u>\$ 43,807</u>	<u>\$ 1,492,936</u>	<u>\$ 1,266,213</u>	<u>\$ 1,753,127</u>	<u>\$ 1,798,565</u>
Cash Balance (Deficit), December 31	<u>\$ (492,968)</u>	<u>\$ 801,259</u>	<u>\$ 773,245</u>	<u>\$ 2,526,372</u>	<u>\$ 2,571,810</u>
Memo: Unrecovered Costs (Fav.)	\$ 1,872,870	\$ 85,945	\$ 312,668	\$ 585,279	\$ 539,841
Includes 2019 amounts as follows:					
Engineering Major Streets: Resurfacing of Stoughton Road			Borrowing	1,000,000	1,000,000
Engineering Major Streets: Construction of Dairy Drive			Borrowing	1,320,000	1,320,000
Economic Development: Property Holding Costs			Cash	30,000	30,000
Parks: Street Tree Replacements			Cash	500	500
TOTAL				<u>\$ 2,350,500</u>	<u>\$ 2,350,500</u>

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ 766,634	\$ 1,064,295	\$ 1,061,740	\$ 1,204,746	\$ 1,204,746
Project Inflows:					
Incremental Revenues	840,026	828,550	691,614	895,706	895,432
Computer Reimbursement	5,659	5,659	5,742	5,742	5,881
Personal Property Aid	-	-	-	4,585	5,263
Payment on Advance	-	-	-	-	-
Interest Income	9,871	10,643	8,369	12,047	12,047
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 855,556</u>	<u>\$ 844,852</u>	<u>\$ 705,725</u>	<u>\$ 918,080</u>	<u>\$ 918,623</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	2,000	1,000	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	480,480	480,480	480,480	480,480	480,480
Debt Service-Interest	70,792	70,791	70,791	49,825	49,825
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	7,228	-	8,211	10,000	10,000
Audit Costs	1,800	-	2,000	2,000	2,000
Other	150	-	237	-	-
Total Outflows:	<u>\$ 560,450</u>	<u>\$ 553,271</u>	<u>\$ 562,719</u>	<u>\$ 542,305</u>	<u>\$ 542,305</u>
Annual Net Cash Flow	<u>\$ 295,106</u>	<u>\$ 291,581</u>	<u>\$ 143,006</u>	<u>\$ 375,775</u>	<u>\$ 376,318</u>
Cash Balance (Deficit), December 31	<u>\$ 1,061,740</u>	<u>\$ 1,355,876</u>	<u>\$ 1,204,746</u>	<u>\$ 1,580,521</u>	<u>\$ 1,581,064</u>
Memo: Unrecovered Costs (Fav.)	\$ 2,247,902	\$ 1,475,841	\$ 1,624,416	\$ 768,161	\$ 767,618

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ 301,263	\$ 193,677	\$ 193,255	\$ 293,636	\$ 293,636
Project Inflows:					
Incremental Revenues	413,922	721,162	635,882	515,682	515,525
Computer Reimbursement	39,675	39,675	40,258	40,258	41,233
Personal Property Aid	-	-	-	3,991	8,421
Payment on Advance	-	-	-	-	-
Interest Income	3,784	-	3,540	-	-
Proceeds from Borrowing	-	-	-	300,000	300,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 457,381</u>	<u>\$ 760,837</u>	<u>\$ 679,680</u>	<u>\$ 859,931</u>	<u>\$ 865,178</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	300,000	300,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	102	1,000	1,000	500	500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	6,575	30,000	5,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	475,536	475,535	475,535	475,535	475,535
Debt Service-Interest	72,160	72,161	72,161	49,990	49,990
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,216	-	23,603	20,000	20,000
Audit Costs	1,800	-	2,000	2,000	2,000
Other	-	-	-	-	-
Total Outflows:	<u>\$ 565,389</u>	<u>\$ 578,696</u>	<u>\$ 579,299</u>	<u>\$ 878,025</u>	<u>\$ 878,025</u>
Annual Net Cash Flow	<u>\$ (108,008)</u>	<u>\$ 182,141</u>	<u>\$ 100,381</u>	<u>\$ (18,094)</u>	<u>\$ (12,847)</u>
Cash Balance (Deficit), December 31	<u>\$ 193,255</u>	<u>\$ 375,818</u>	<u>\$ 293,636</u>	<u>\$ 275,542</u>	<u>\$ 280,789</u>
Memo: Unrecovered Costs (Fav.)	\$ 2,653,893	\$ 1,996,217	\$ 2,077,977	\$ 1,920,536	\$ 1,915,289
Includes 2019 amounts as follows:					
Eng Major Streets: Utility Undergrounding - Fish Hatchery & Park St.			Borrowing	300,000	300,000
Economic Development: Property Holding Costs			Cash	30,000	30,000
<u>Parks: Street Tree Replacements</u>			<u>Cash</u>	500	500
TOTAL				<u>\$ 330,500</u>	<u>\$ 330,500</u>

Tax Incremental Financing
TID #44 - Royster Clark
Inception 2013

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (423,215)	\$ 151,956	\$ 161,992	\$ (604,295)	\$ (604,295)
Project Inflows:					
Incremental Revenues	201,819	299,658	250,133	380,343	380,227
Computer Reimbursement	5,371	5,371	5,450	5,450	5,582
Personal Property Aid	-	-	-	1,658	3,066
Payment on Advance	-	-	-	-	-
Interest Income	21,517	-	893	-	-
Proceeds from Borrowing	827,799	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 1,056,506</u>	<u>\$ 305,029</u>	<u>\$ 256,476</u>	<u>\$ 387,451</u>	<u>\$ 388,874</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	929	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	820,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	350,640	150,626	150,626	433,420	433,420
Debt Service-Interest	84,987	39,767	39,767	93,166	93,166
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	28,894	-	9,370	10,000	10,000
Audit Costs	1,800	-	2,000	2,000	2,000
Other	4,049	-	-	-	-
Total Outflows:	<u>\$ 471,299</u>	<u>\$ 191,393</u>	<u>\$ 1,022,763</u>	<u>\$ 539,586</u>	<u>\$ 539,586</u>
Annual Net Cash Flow	<u>\$ 585,207</u>	<u>\$ 113,636</u>	<u>\$ (766,287)</u>	<u>\$ (152,135)</u>	<u>\$ (150,712)</u>
Cash Balance (Deficit), December 31	<u>\$ 161,992</u>	<u>\$ 265,592</u>	<u>\$ (604,295)</u>	<u>\$ (756,430)</u>	<u>\$ (755,007)</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 3,627,855</u>	<u>\$ 3,363,593</u>	<u>\$ 4,243,516</u>	<u>\$ 3,962,231</u>	<u>\$ 3,960,808</u>

Includes 2019 amounts as follows:

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

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (1,348,143)	\$ (2,955,443)	\$ (3,380,954)	\$ (3,454,343)	\$ (3,454,343)
Project Inflows:					
Incremental Revenues	-	1,787,444	1,492,030	543,365	543,365
Computer Reimbursement	43,786	43,786	44,430	44,430	45,505
Personal Property Aid	-	-	-	9,892	10,683
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	1,695,000	-	-	-	33,300
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 1,738,786</u>	<u>\$ 1,831,230</u>	<u>\$ 1,536,460</u>	<u>\$ 597,687</u>	<u>\$ 632,853</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	33,300
Engineering: Major Streets	1,761,490	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	1,500	1,500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	1,800,137	1,335,000	1,335,000	1,837,541	1,837,541
Debt Service-Interest	199,807	264,193	264,193	321,390	321,390
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	8,119	-	8,419	10,000	10,000
Audit Costs	1,800	-	2,000	2,000	2,000
Other	244	-	237	-	-
Total Outflows:	<u>\$ 3,771,597</u>	<u>\$ 1,599,193</u>	<u>\$ 1,609,849</u>	<u>\$ 2,172,431</u>	<u>\$ 2,205,731</u>
Annual Net Cash Flow	<u>\$ (2,032,811)</u>	<u>\$ 232,037</u>	<u>\$ (73,389)</u>	<u>\$ (1,574,744)</u>	<u>\$ (1,572,878)</u>
Cash Balance (Deficit), December 31	<u>\$ (3,380,954)</u>	<u>\$ (2,723,406)</u>	<u>\$ (3,454,343)</u>	<u>\$ (5,029,087)</u>	<u>\$ (5,027,221)</u>
Memo: Unrecovered Costs (Fav.)	\$ 16,684,108	\$ 15,117,071	\$ 15,422,497	\$ 15,159,700	\$ 15,191,134

Includes 2019 amounts as follows:

Engineering Ped Bike: Capitol Square ADA Accessible Café Space	Borrowing	-	33,300
Parks: Street Tree Replacements	Cash	1,500	1,500
TOTAL		<u>\$ 1,500</u>	<u>\$ 34,800</u>

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

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ (21,731)	\$ (364,434)	\$ 1,107,845	\$ 1,940,149	\$ 1,940,149
Project Inflows:					
Incremental Revenues	267,297	721,418	602,188	684,940	751,719
Computer Reimbursement	262,803	262,803	266,666	266,666	273,119
Personal Property Aid	-	-	-	3,993	37,128
Payment on Advance	-	-	-	-	-
Interest Income	4,109	-	8,233	-	-
Proceeds from Borrowing	2,523,776	2,500,000	7,200,000	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	29,000	-	39,000	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 3,086,985</u>	<u>\$ 3,484,221</u>	<u>\$ 8,116,087</u>	<u>\$ 955,599</u>	<u>\$ 1,061,966</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	1,890,000	2,500,000	7,200,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	252,378	252,378
Debt Service-Interest	-	-	-	52,242	52,242
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	52,287	-	76,846	50,000	50,000
Audit Costs	1,800	-	2,000	2,000	2,000
Other	13,322	-	4,937	-	-
Total Outflows:	<u>\$ 1,957,409</u>	<u>\$ 2,500,000</u>	<u>\$ 7,283,783</u>	<u>\$ 356,620</u>	<u>\$ 356,620</u>
Annual Net Cash Flow	<u>\$ 1,129,576</u>	<u>\$ 984,221</u>	<u>\$ 832,304</u>	<u>\$ 598,979</u>	<u>\$ 705,346</u>
Cash Balance (Deficit), December 31	<u>\$ 1,107,845</u>	<u>\$ 619,787</u>	<u>\$ 1,940,149</u>	<u>\$ 2,539,128</u>	<u>\$ 2,645,495</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 21,731</u>	<u>\$ 1,537,510</u>	<u>\$ 6,389,427</u>	<u>\$ 5,538,070</u>	<u>\$ 5,431,703</u>

Tax Incremental Financing
TID #47 - Silicon Prairie
Inception 2017

	<u>2017 Actual</u>	<u>2018 Budget</u>	<u>2018 Projected</u>	<u>2019 Executive</u>	<u>2019 Adopted</u>
Cash Balance (Deficit), January 1	\$ -	\$ (8,372)	\$ (7,819)	\$ (20,065)	\$ (20,065)
Project Inflows:					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	570	-	-	-	-
Proceeds from Borrowing	600,659	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	2,975	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 604,204</u>	<u>\$ -</u>	<u>\$ -</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	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	10,000	60,066	60,066
Debt Service-Interest	-	-	-	12,434	12,434
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	12,885	-	-	5,000	5,000
Audit Costs	-	-	2,000	2,000	2,000
Other	4,138	-	246	-	-
Total Outflows:	<u>\$ 612,023</u>	<u>\$ -</u>	<u>\$ 12,246</u>	<u>\$ 79,500</u>	<u>\$ 79,500</u>
Annual Net Cash Flow	<u>\$ (7,819)</u>	<u>\$ -</u>	<u>\$ (12,246)</u>	<u>\$ (79,500)</u>	<u>\$ (79,500)</u>
Cash Balance (Deficit), December 31	<u>\$ (7,819)</u>	<u>\$ (8,372)</u>	<u>\$ (20,065)</u>	<u>\$ (99,565)</u>	<u>\$ (99,565)</u>
Memo: Unrecovered Costs (Fav.)	\$ 8,408	\$ 8,408	\$ 10,654	\$ 30,088	\$ 30,088