



REPORT TO APC

ITEM NAME: Finance/Treasurer Office Update:
**Update on Estimated Closure Dates for All Four Tax Increment
Districts (estimated as of 10/27/2025)**

PREPARED BY: John Jacobs, Finance Director/Treasurer

DATE PREPARED: 12/15/2025

Since I had provided this Tax Increment District (TID) cash flow analysis to the RDA Committee at their 12/11/2025 meeting last week, I thought that I should then present this same information to the APC Committee also during December 2025.

See the attachment for each Tax Increment District's cash flow computations running from 12/31/2024 – 12/31/2045. I have indicated the potential year for closing each TID, and how much the financial impact would be to the Village's operational and capital improvements budgets in future years.

We will review the attachment chart at the 12/16 meeting.

Then, during the first quarter of 2026, I would bring a cash flow analysis to APC for the Village's General Fund and likely some other funds also. In conclusion, this TID information provides us the groundwork to begin the discussion for the General Fund cash flow analysis next year.

VILLAGE OF KRONENWETTER
Projected Closeout Years for TID's
Estimated as of 10/27/2025

	TID #1	TID #2	TID #3	TID #4
1/1/2025 TID Increment Valuation =	\$ 19,328,500	\$ 72,647,200	\$ 2,964,500	\$ 10,721,000
2026 Estimated Prop. Tax Increment	\$ 253,876	\$ 956,640	\$ 39,038	\$ 141,177
Last Year of Principal Payment	2036	2033	N/A	2030
Proposed Year to Close TID	2044	2033	2026	2032
Maximum Life of TID	2044	2034	2034	2034
Number of Years TID Closed Early	None	1	8	2

	TID #1	TID #2	TID #3	TID #4
Fund Balance (Deficit) - 12/31/2024	\$ (2,616,312)	\$ 7,808,025	\$ 132,760	\$ 88,213
2025 Property Tax Increment (TID)	260,609	880,339	35,660	134,585
2025 Other Revenues	92,789	170,101	3,513	29,933
2025 Principal/Interest Exps	(423,018)	(940,768)	-	(199,500)
2025 Capital Expenditures	-	(5,207,282)	-	-
2025 Other Expenditures	(6,116)	(18,553)	(3,491)	(3,612)
Fund Balance (Deficit) - 12/31/2025	\$ (2,692,048)	\$ 2,691,862	\$ 168,442	\$ 49,619
2026 Property Tax Increment (TID)	253,876	956,640	39,038	141,177
2026 Other Revenues	85,289	120,101	4,583	29,083
2026 Principal/Interest Exps	(429,540)	(929,750)	-	(197,600)
2026 Capital Expenditures	-	(632,400)	-	-
2026 Other Expenditures	(8,855)	(26,939)	(10,241)	(6,083)
Closeout TID at 12/31/2026	-	-	(201,822)	-
Fund Balance (Deficit) - 12/31/2026	\$ (2,791,278)	\$ 2,179,514	\$ -	\$ 16,196
2027 Property Tax Increment (TID)	253,876	956,640		141,177
2027 Other Revenues	25,289	120,101		29,083
2027 Principal/Interest Exps	(425,571)	(909,875)		(200,400)
2027 Other Expenditures	(8,855)	(26,939)		(6,083)
Fund Balance (Deficit) - 12/31/2027	\$ (2,946,539)	\$ 2,319,441		\$ (20,027)
2028 Property Tax Increment (TID)	253,876	956,640		141,177
2028 Other Revenues	25,289	120,101		29,083
2028 Principal/Interest Exps	(426,233)	(894,125)		(199,800)
2028 Other Expenditures	(8,855)	(26,939)		(6,083)
Fund Balance (Deficit) - 12/31/2028	\$ (3,102,462)	\$ 2,475,118		\$ (55,650)
2029 Property Tax Increment (TID)	253,876	956,640		141,177
2029 Other Revenues	25,289	120,101		29,083
2029 Principal/Interest Exps	(431,353)	(911,500)		(200,950)
2029 Other Expenditures	(8,855)	(26,939)		(6,083)
Fund Balance (Deficit) - 12/31/2029	\$ (3,263,505)	\$ 2,613,420		\$ (92,423)
2030 Property Tax Increment (TID)	253,876	956,640		141,177
2030 Other Revenues	25,289	120,101		29,083
2030 Principal/Interest Exps	(277,470)	(876,400)		(202,000)
2030 Other Expenditures	(8,855)	(26,939)		(6,083)
Fund Balance (Deficit) - 12/31/2030	\$ (3,270,665)	\$ 2,786,822		\$ (130,246)
2031 Property Tax Increment (TID)	253,876	956,640		141,177
2031 Other Revenues	25,289	120,101		29,083
2031 Principal/Interest Exps	(274,780)	(864,800)		

**ADDS \$8,273 to
Village Tax Levy
starting with 2028
budget**

VILLAGE OF KRONENWETTER
Projected Closeout Years for TID's
Estimated as of 10/27/2025

	TID #1	TID #2	TID #3	TID #4
2031 Other Expenditures	(8,855)	(26,939)		(6,083)
Fund Balance (Deficit) - 12/31/2031	\$ (3,275,135)	\$ 2,971,824		\$ 33,931
2032 Property Tax Increment (TID)	253,876	956,640		141,177
2032 Other Revenues	25,289	120,101		29,083
2032 Principal/Interest Exps	(271,775)	(832,800)		-
2032 Other Expenditures	(8,855)	(26,939)		(16,083)
Closeout TID at 12/31/2032	-	-		(188,108)
Fund Balance (Deficit) - 12/31/2032	\$ (3,276,600)	\$ 3,188,826		\$ -
2033 Property Tax Increment (TID)	253,876	956,640		
2033 Other Revenues	25,289	120,101		
2033 Principal/Interest Exps	(273,413)	(428,400)		
2033 Other Expenditures	(8,855)	(36,939)		
Closeout TID at 12/31/2033	-	(3,800,228)		
Fund Balance (Deficit) - 12/31/2033	\$ (3,279,703)	\$ -		
2034 Property Tax Increment (TID)	253,876			
2034 Other Revenues	25,289			
2034 Principal/Interest Exps	(269,723)			
2034 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2034	\$ (3,279,116)			
2035 Property Tax Increment (TID)	253,876			
2035 Other Revenues	25,289			
2035 Principal/Interest Exps	(167,800)			
2035 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2035	\$ (3,176,606)			
2036 Property Tax Increment (TID)	253,876			
2036 Other Revenues	25,289			
2036 Principal/Interest Exps	(167,640)			
2036 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2036	\$ (3,073,936)			
2037 Property Tax Increment (TID)	253,876			
2037 Other Revenues	25,289			
2037 Principal/Interest Exps	-			
2037 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2037	\$ (2,803,626)			
2038 Property Tax Increment (TID)	253,876			
2038 Other Revenues	25,289			
2038 Principal/Interest Exps	-			
2038 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2038	\$ (2,533,316)			
2039 Property Tax Increment (TID)	253,876			
2039 Other Revenues	25,289			
2039 Principal/Interest Exps	-			
2039 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2039	\$ (2,263,006)			
2040 Property Tax Increment (TID)	253,876			
2040 Other Revenues	25,289			

**ADDS \$29,920 to
Village Tax Levy
starting with 2034
budget**

**ADDS \$202,744 to
Village Tax Levy
starting with 2035
budget**

VILLAGE OF KRONENWETTER
Projected Closeout Years for TID's
Estimated as of 10/27/2025

	TID #1	TID #2	TID #3	TID #4
2040 Principal/Interest Exps	-			
2040 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2040	\$ (1,992,696)			
2041 Property Tax Increment (TID)	253,876			
2041 Other Revenues	25,289			
2041 Principal/Interest Exps	-			
2041 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2041	\$ (1,722,386)			
2042 Property Tax Increment (TID)	253,876			
2042 Other Revenues	25,289			
2042 Principal/Interest Exps	-			
2042 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2042	\$ (1,452,076)			
2043 Property Tax Increment (TID)	253,876			
2043 Other Revenues	25,289			
2043 Principal/Interest Exps	-			
2043 Other Expenditures	(8,855)			
Fund Balance (Deficit) - 12/31/2043	\$ (1,181,766)			
2044 Property Tax Increment (TID)	253,876			
2044 Other Revenues	25,289			
2044 Principal/Interest Exps	-			
2044 Other Expenditures	(18,855)			
Fund Balance (Deficit) - 12/31/2044	\$ (921,456)			
Closeout TID at 12/31/2024	-			
Fund Balance (Deficit) - 12/31/2045	\$ (921,456)			

**ADDS \$53,942 to
Village Tax Levy
starting with 2046
budget**

NOTES:

- 1) Estimating that TID #1 special assessments revenue (\$60,000) ends as of 12/31/2026.
- 2) Need \$7 million new valuation by 1/01/2034 x \$13.17/equalized tax rate x 10 years = \$92,190 add'l new annual taxes needed.
\$92,190 add'l new annual taxes x 10 years = \$921,900 collected by 11/03/2044 max. life
(2035 budget - 2044 budget)