

TID ANNUAL REPORT 12/31/25	8th Street	Indiana Ave	Southpointe	Riverbend	VanderVaart	Downtown	Westside	Southside	Former	Former
			Enterprise		"Oscar"	Riverfront		Redevelopment	Jakum Hall	Aurora
						Southeast Side			Site	Property
Information reported Year	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
Munis Fund #	416	417	418	419	420	421	422	423	424	425
Type of TID	Mixed Use	Rehabilitation	Industrial	Mixed Use	Rehabilitation	Rehabilitation	Mixed Use	Rehabilitation	Blighted	Rehabilitation
TID #	16	17	18	19	20	21	22	23	24	25
Creation Date	9/21/2015	9/17/2018	1/1/2018	9/17/2018	1/1/2020	3/25/2024	3/25/2024	3/25/2024	3/25/2024	5/19/2025
Termination Date	9/21/2035	8/20/2045	12/31/2041	8/20/2038	1/1/2047	3/25/2051	3/25/2044	3/25/2051	3/25/2051	5/19/2053
Beginning Fund Balance	(2,067,870)	580,179	(1,151,947)	(328,717)	672,999	1,442,430	(33,263)	8,112,115	(22,274)	(10,000)
Revenues										
Tax increment	571,304	504,194	543,856	134,098	671,100					
Other guarantees										
Investment income	(750)	28,439	4,138	(10,304)	32,953	39,310	2,383	264,283		8,724
Special assessments										
Exempt computer aid	33,928									
Personal property aid	35,210	28,543	13,668	5,371	5,789					
Miscellaneous revenue						94,066			1	
Allocation from other TID's			24,365							
Grants						339,977				
Long term debt						6,525,036	417,891	-		967,483
Total Revenues	639,692	561,177	586,028	129,164	709,842	6,998,388	420,274	264,283	1	976,207
Expenditures										
Developer grants		45,118	109,478	33,441	355,048	331,876				
Allocation to other TID's										
Capital expenditures			6,400			6,899,972	795,680	3,543,021		1,076,631
Administration (incl. Wages)	150	150	335	150	150	1,435	150	180	150	1,255
Miscellaneous Expenses			2,060			2,330	254	1,311		
Professional services	500	2,619	88,439	806	3,104	132,413	806	25,281	13,264	39,302
Interest/fiscal charges	47,139	97,765	373,147	15,423	10,100	360,260		465,027		
Debt issuance cost						180,414	10,540			24,505
Principal on long term debt	580,000	265,000	305,000	90,000	100,000					
Total Expenditures	627,789	410,652	884,858	139,819	468,401	7,908,700	807,430	4,034,820	13,414	1,141,692
Balance at end of fiscal year	(2,055,967)	730,704	(1,450,777)	(339,372)	914,440	532,118	(420,419)	4,341,578	(35,687)	(175,485)
Increase/(Decrease) Fund Balance	11,903	150,525	(298,830)	(10,655)	241,441	(910,312)	(387,156)	(3,770,537)	(13,413)	(165,485)
Ending Balance (Section 5)										
TID fund balance at end of year	(2,055,967)	730,704	(1,450,777)	(339,372)	914,440	532,118	(420,419)	4,341,578	(35,687)	(175,485)
Future costs	1,558,973	28,243,007	23,081,589	840,798	7,058,907	144,413,039	10,911,369	170,967,296	1,160,000	3,915,578
Future revenue	6,692,280	28,299,954	25,601,302	1,037,263	17,889,694	148,005,981	12,967,228	168,107,395	2,234,321	4,157,543
Surplus or deficit	3,077,340	787,651	1,068,936	(142,907)	11,745,227	4,125,060	1,635,440	1,481,677	1,038,634	66,480