

PRELIMINARY (Aggregate)



**City of Two Rivers
Example Tax Increment District No. 17
Cash Flow Proforma Analysis**

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2021 Gross Tax Rate (per \$1000 Equalized Value).....	\$23.35
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Example New Issue
\$350,000
State Trust Fund Loan
Dated April 1, 2024

Example Developer Grant	
\$1,000,000	
Developer Outlay / Repayment	
Beginning April 1, 2025	
Developer Outlay.....	\$1,000,000
Total Int. Due to Developer.....	\$0
Total Payments to Developer..	\$1,000,000
Shortfall to Developer.....	\$0

Year	Background Data				Revenues			Expenditures										TID Status			Year	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)		(u)
	TIF District Valuation (January 1)	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Principal (3/15)	Interest (3/15) RATE= 5.00%	Debt Service	Net Revenues After DS 90%	Developer Outlay	Interest Due to Developer EST. RATE= 0.00%	Annual (Shortfall)/ Surplus	Balance Due to Developer	Payment to Developer	Administrative Expenses (1)	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)		Cost Recovery
	Base Value \$109,800																					
2022	\$109,800		\$0	\$23.35	\$0	\$0	\$0			\$0					\$0	\$500	\$500	(\$500)	(\$500)		2022	
2023	\$109,800	\$10,000,000	\$10,000,000	\$23.35	\$0	\$0	\$0			\$0					\$0	\$500	\$500	(\$500)	(\$1,000)		2023	
2024	\$10,109,800			\$23.35	\$0	\$0	\$0			\$0					\$0	\$500	\$500	(\$500)	(\$1,500)		2024	
2025	\$10,109,800	\$12,000,000	\$22,000,000	\$23.35	\$233,481	\$0	\$233,481	\$11,344	\$16,685	\$28,029	\$210,133	\$1,000,000	\$0	(\$789,867)	(\$789,867)	\$210,133	\$500	\$238,662	(\$5,181)	(\$6,681)		2025
2026	\$22,109,800		\$22,000,000	\$23.35	\$233,481	\$0	\$233,481	\$11,097	\$16,933	\$28,029	\$184,906		\$0	\$210,133	(\$579,735)	\$210,133	\$500	\$238,662	(\$5,181)	(\$11,863)		2026
2027	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$11,651	\$16,378	\$28,029	\$437,065		\$0	\$331,894	(\$247,841)	\$331,894	\$500	\$360,423	\$153,234	\$141,371		2027
2028	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$12,191	\$15,839	\$28,029	\$437,065		\$0	\$247,841	\$0	\$247,841	\$500	\$276,370	\$237,287	\$378,659	Expenditures Recovered	2028
2029	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$12,844	\$15,186	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$863,787	Expenditures Recovered	2029
2030	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$13,486	\$14,544	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$1,348,915	Expenditures Recovered	2030
2031	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$14,160	\$13,869	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$1,834,043	Expenditures Recovered	2031
2032	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$14,832	\$13,197	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$2,319,171	Expenditures Recovered	2032
2033	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$15,610	\$12,420	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$2,804,299	Expenditures Recovered	2033
2034	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$16,390	\$11,639	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$3,289,427	Expenditures Recovered	2034
2035	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$17,210	\$10,820	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$3,774,555	Expenditures Recovered	2035
2036	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$18,043	\$9,987	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$4,259,683	Expenditures Recovered	2036
2037	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$18,972	\$9,057	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$4,744,811	Expenditures Recovered	2037
2038	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$19,921	\$8,109	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$5,229,939	Expenditures Recovered	2038
2039	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$20,917	\$7,113	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$5,715,067	Expenditures Recovered	2039
2040	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$21,946	\$6,083	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$6,200,195	Expenditures Recovered	2040
2041	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$23,060	\$4,969	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,529	\$485,128	\$6,685,323	Expenditures Recovered	2041
2042	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$24,213	\$3,816	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,029	\$485,628	\$7,170,951	Expenditures Recovered	2042
2043	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$25,424	\$2,606	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,029	\$485,628	\$7,656,579	Expenditures Recovered	2043
2044	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657	\$26,691	\$1,338	\$28,029	\$437,065		\$0	\$0	\$0	\$0	\$500	\$28,029	\$485,628	\$8,142,207	Expenditures Recovered	2044
2045	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657				\$462,292		\$0	\$0	\$0	\$0	\$500	\$0	\$513,657	\$8,655,864	Expenditures Recovered	2045
2046	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657				\$462,292		\$0	\$0	\$0	\$0	\$500	\$0	\$513,657	\$9,169,522	Expenditures Recovered	2046
2047	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657				\$462,292		\$0	\$0	\$0	\$0	\$500	\$0	\$513,657	\$9,683,179	Expenditures Recovered	2047
2048	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657				\$462,292		\$0	\$0	\$0	\$0	\$500	\$0	\$513,657	\$10,196,836	Expenditures Recovered	2048
2049	\$22,109,800		\$22,000,000	\$23.35	\$513,657	\$0	\$513,657				\$462,292		\$0	\$0	\$0	\$0	\$500	\$0	\$513,657	\$10,710,494	Expenditures Recovered	2049
2050				\$23.35	\$513,657	\$0	\$513,657				\$462,292		\$0	\$0	\$0	\$0	\$500	\$0	\$513,657	\$11,224,151	Expenditures Recovered	2050
		\$22,000,000			\$12,794,739	\$0	\$12,794,739	\$350,000	\$210,587	\$560,587	\$11,035,963	\$1,000,000	\$0	\$0	\$0	\$1,000,000	\$10,000	\$1,570,587				

Type of TID: Blight
 2022 TID Inception
 2044 Final Year to Incur TIF Related Costs
 2049 Maximum Legal Life of TID (27 Years)
 2050 Final Tax Collection Year

(1) Per City.

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