

# VILLAGE OF TOLONO TIF DISTRICT

## NET REAL ESTATE TAX INCREMENT PROJECTION

7/19/2016

<i>Calendar Year of Receipts</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>
<b>Projected Beginning TIF Fund Balance</b>	<b>\$440,529</b>	<b>\$366,878</b>	<b>\$421,073</b>	<b>\$487,192</b>	<b>\$559,316</b>	<b>\$641,380</b>
<b>Total Real Estate Tax Increment</b>	<b>\$1,229,168</b>	<b>\$1,247,606</b>	<b>\$1,266,320</b>	<b>\$1,285,315</b>	<b>\$1,304,594</b>	<b>\$1,324,163</b>
TIF Administrative Fees & Costs	\$20,478	\$20,786	\$21,097	\$21,414	\$21,735	\$22,061
Total Developer's Share of Increment *	\$601,832	\$452,916	\$456,028	\$462,869	\$469,812	\$476,859
School District's Share Increment	\$265,765	\$269,752	\$273,798	\$277,905	\$282,073	\$286,305
Fire District Reimbursement	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
2012 G.O. Bond Payment	\$238,808	\$286,333	\$287,633	\$283,328	\$283,510	\$288,050
2015 G.O. Debt Certificate Payment	\$125,935	\$113,625	\$111,645	\$117,675	\$115,400	\$113,125
<b>Total Obligations</b>	<b>\$1,302,819</b>	<b>\$1,193,411</b>	<b>\$1,200,201</b>	<b>\$1,213,190</b>	<b>\$1,222,531</b>	<b>\$1,236,400</b>
<b>Annual Net R.E. Tax Increment</b>	<b>(\$73,650)</b>	<b>\$54,195</b>	<b>\$66,119</b>	<b>\$72,124</b>	<b>\$82,064</b>	<b>\$87,763</b>
<b>Projected Ending TIF Fund Balance</b>	<b>\$366,878</b>	<b>\$421,073</b>	<b>\$487,192</b>	<b>\$559,316</b>	<b>\$641,380</b>	<b>\$729,144</b>

<i>Calendar Year of Receipts</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<b>TOTALS</b>
<b>Projected Beginning TIF Fund Balance</b>	<b>\$729,144</b>	<b>\$969,084</b>	<b>\$1,152,678</b>	<b>\$1,354,420</b>	<b>\$1,541,993</b>	
<b>Total Real Estate Tax Increment</b>	<b>\$1,344,026</b>	<b>\$1,364,186</b>	<b>\$1,384,649</b>	<b>\$1,405,419</b>	<b>\$1,426,500</b>	<b>\$14,581,944</b>
TIF Administrative Fees & Costs	\$22,392	\$22,728	\$23,069	\$23,415	\$23,766	<b>\$242,941</b>
Total Developer's Share of Increment *	\$338,464	\$138,236				<b>\$3,397,016</b>
School District's Share Increment	\$290,599	\$294,958	\$299,383	\$303,873	\$308,431	<b>\$3,152,842</b>
Fire District Reimbursement	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	<b>\$550,000</b>
2012 G.O. Bond Payment	\$286,780	\$385,030	\$439,635	\$491,798	\$491,388	<b>\$3,762,290</b>
2015 G.O. Debt Certificate Payment	\$115,850	\$289,640	\$370,820	\$348,760	\$347,060	<b>\$2,169,535</b>
<b>Total Obligations</b>	<b>\$1,104,085</b>	<b>\$1,180,592</b>	<b>\$1,182,906</b>	<b>\$1,217,846</b>	<b>\$1,220,645</b>	<b>\$13,274,624</b>
<b>Annual Net R.E. Tax Increment</b>	<b>\$239,940</b>	<b>\$183,594</b>	<b>\$201,742</b>	<b>\$187,573</b>	<b>\$205,855</b>	<b>\$1,307,320</b>
<b>Projected Ending TIF Fund Balance</b>	<b>\$969,084</b>	<b>\$1,152,678</b>	<b>\$1,354,420</b>	<b>\$1,541,993</b>	<b>\$1,747,848</b>	

\* Includes \$162,810.07 of remaining eligible costs for Windstone Subdivision (need verification of additional costs).

<b>Variables</b>	
Total Tax Rate (2015)	7.8283%
School Share of Resid.	25%
Inflation Rate	1.5%

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