

**Project Costs**  
**City of Stoughton**  
**TID No. 5**  
**9/13/2017**

Color cells are coded to debt or cash schedules

	Cash expenditures, not included in a borrowing; Master developer PayGo pmts, annual costs
	2019 borrowing for infrastructure, Highway Trailer purchase, Movin' Out TIF
	2017 State Trust Loan for MillFab purchase & related costs
	2019 Borrowing to purchase & prepare 8th Street sites

Type of Expenditure	Amount	% Paid By		Allocated to Project	
		Project	Other		
A Infrastructure					
Riverwalk & Pedestrian Bridge	\$475,000	100%	0%	\$475,000	Cost estimates from 2006 River Improvement Study by Vierbicher inflated by 3% per year. 2018
Riverfront Improvements	\$30,000	100%	0%	\$30,000	Cost estimates from 2006 River Improvement Study by Vierbicher inflated by 3% per year. 2018
Fish Ladder	\$400,000	100%	0%	\$400,000	No design work; preliminary cost estimates at this time. 2019
ADA Fishing Pier/Facility	\$30,000	100%	0%	\$30,000	Cost estimates from 2006 River Improvement Study by Vierbicher inflated by 3% per year. 2019
Lift Station	\$250,000	100%	0%	\$250,000	estimate from Stoughton Utilities, 2017
Bury Electric Power Lines, E. South St.	\$400,000	100%	0%	\$400,000	Published estimate of \$1.5 million/mile for 69 kv line; May not be required.
E. South St. Improvements	\$200,000	100%	0%	\$200,000	Mill & re-surface w/ bike lane No design work or cost estimates at this time
4th St. Improvements	\$200,000	100%	0%	\$200,000	No defined project - streetscape improvements
Contingency/Unknown Infrastructure	\$500,000	100%	0%	\$500,000	
Total Infrastructure	\$2,485,000	100%	0%	\$2,485,000	
B. Site Development Costs					
ALTA Survey	\$23,050	100%	0%	\$23,050	MillFab, HTB, Public Works, Carpet Warehouse
HTB Historic Investigation	\$1,785	100%	0%	\$1,785	Gail Klein
Advertisement for Demolition Bid Notice	\$154	100%	0%	\$154	Stoughton Courier Hub
MillFab - Removal of Hazardous Material	\$14,779	100%	0%	\$14,779	Veolia
MillFab Demolition	\$330,000	100%	0%	\$330,000	
SAG Grant for MillFab Demolition	-\$150,000	100%	0%	(\$150,000)	
MillFab Demolition Testing, Plans, Specs, Oversight	\$47,912	100%	0%	\$47,912	\$15,700 plans & specs, \$28,800 demo oversight, \$3412 asbestos
MillFab - Removal of Power Pole	\$1,288	100%	0%	\$1,288	Stoughton Utilities
MillFab - Environmental Investigation/Remediation	\$60,000	100%	0%	\$60,000	guesstimate
MillFab - WAM Grant (DNR)	-\$30,000	100%	0%	(\$30,000)	guesstimate
Highway Trailer Demolition	\$0	100%	0%	\$0	Developer responsibility
Stoughton Trailer Demolition	\$50,000	100%	0%	\$50,000	
Tony Roman Demolition	\$20,000	100%	0%	\$20,000	
Public Works Garage Demolition	\$200,000	100%	0%	\$200,000	
Environmental Remediation Elven Sted I	\$300,000	100%	0%	\$300,000	
BEBR Grant - Env Remed Elven Sted I	-\$300,000	100%	0%	(\$300,000)	
	\$0	100%	0%	\$0	
	\$568,968	100%	0%	\$568,968	

Type of Expenditure	Amount	% Paid By		Allocated to Project	
		Project	Other		
C. Land Acquisition & Assembly					
Highway Trailer Site	\$150,000	100%	0%	\$150,000	State Trust Fund borrowing
Highway Trailer Phase 1 Update	\$23,800	100%	0%	\$23,800	Ayres
Sale of Highway Trailer Site to Developer	-\$1	100%	0%	(\$1)	
Stoughton Trailer Storage Lot (Elven Sted I)	\$130,500	100%	0%	\$130,500	2011 - borrowing?
Sale of Storage Lot to Elven Sted I	-\$1	100%	0%	(\$1)	
MillFab Appraisal	\$3,200	100%	0%	\$3,200	Meicher Appraisal
MilFab	\$750,531	100%	0%	\$750,531	\$850,000 borrowing 2016
Sale of MillFab Site to Developer	-\$1	100%	0%	(\$1)	
Carpet Warehouse/Roberts Auto	\$150,000	100%	0%	\$150,000	State Trust Fund borrowing 2017
Sale of Carpet Warehouse to Developer	-\$1	100%	0%	(\$1)	
Public Works Garage	\$0	100%	0%	\$0	What will charge to RDA be for this site?
Sale of PW Garage Site to Developer	-\$1	100%	0%	(\$1)	
Stoughton Trailer Warehouse & Lot (ESted II)	\$950,000	100%	0%	\$950,000	prospective
Sale of ST Warehouse & Lot to Developer	-\$1	100%	0%	(\$1)	
8th St. Single-Family Property	\$170,000	100%	0%	\$170,000	
Sale of 8th St. Single-Family Property to Developer	-\$1	100%	0%	-\$1	prospective
	\$2,328,024	100%	0%	\$2,328,024	
D. Development Incentives					
Elven Sted Phase I	\$428,000	100%	0%	\$428,000	2011
Elven Sted Phase II/HTB Restoration (City-financed)	\$300,000	100%	0%	\$300,000	
Master Developer (PayGo)	\$6,000,000	100%	0%	\$6,000,000	2021 - 2037
	\$6,728,000	100%	0%	\$6,728,000	
E. Professional Services					
Planning - Costs to May 30, 2017	\$57,959	100%	0%	\$57,959	2010 - 2017
Planning - Incubator Feasibility Study	\$20,000	100%	0%	\$20,000	2010
CBED Grant - Incubator Feasibility Study	(\$10,000)	100%	0%	(\$10,000)	2010
Design Charette - Engberg Anderson/Vierbicher/GW	\$30,000	100%	0%	\$30,000	2017
BUILD Grant - Design Charette	(\$15,000)	100%	0%	(\$15,000)	2017
Redevelopment Area Due Diligence	\$41,500	100%	0%	\$41,500	Phase I ESA, soil borings, title work, market analysis
CDI Grant - Redevelopment Area Due Diligence	(\$10,000)	100%	0%	(\$10,000)	WEDC
Planning - Future Costs	\$450,000	100%	0%	\$450,000	\$40,000/year next 5 years, then \$25,000 for 10 years
Attorney - Costs to May 30, 2017	\$259	100%	0%	\$259	Aug. 2016
Attorney - Future Costs	\$80,000	100%	0%	\$80,000	guestimate - \$10,000/year next 8 years
Auditor - Costs to May 30, 2017	\$1,383	100%	0%	\$1,383	2016
Auditor - Future Costs	\$34,500	100%	0%	\$34,500	1500/year thru life of TID
Total Professional Services	\$680,601	100%	0%	\$680,601	

Type of Expenditure	Amount	% Paid By		Allocated to Project	
		Project	Other		
<b>G. Discretionary Payments</b>					
RDA Funds	\$0	100%	0%	\$0	Not supportable
Grant Matching Funds	\$0	100%	0%	\$0	Not supportable
	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$0</b>	
<b>H. Administration Costs</b>					
City Staff	\$0	100%	0%	\$0	No costs, not supportable
<b>Total Administration Costs</b>	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$0</b>	
<b>I. Organizational Costs</b>					
Department of Revenue Submittal Fee	\$1,000	100%	0%	\$1,000	TID set-up
Professional Fees	\$30,000	100%	0%	\$30,000	TID set-up
City Staff & Publishing	\$2,500	100%	0%	\$2,500	TID set-up
<b>Total Organization Costs</b>	<b>\$33,500</b>	<b>100%</b>	<b>0%</b>	<b>\$33,500</b>	
<b>Inflation</b>	<b>\$0</b>	<b>100%</b>	<b>0%</b>	<b>\$0</b>	
<b>Total Project Costs</b>	<b>\$12,824,093</b>	<b>100%</b>	<b>0%</b>	<b>\$12,824,093</b>	
<b>J. Financing Costs</b>					
Interest, Fin. Fees, Less Cap. Interest				\$2,623,335	
Plus Capitalized Interest				\$0	Borrowing for cash flow no
<b>Total Financing Costs</b>				<b>\$2,623,335</b>	
<b>TOTAL TID EXPENDITURE</b>				<b>\$15,447,428</b>	

Not supportable

Not supportable

No costs, not supportable

TID set-up

TID set-up

TID set-up

Borrowing for cash flow not considered

**Financing Summary**  
**City of Stoughton**  
**TID No. 5**  
**9/13/2017**

<b>TID Activities</b>	<b>Loan #1 1/1/2019</b>	<b>Loan #2 1/1/2017</b>	<b>Loan #3 1/1/2019</b>	<b>Total</b>
A. Capital Costs	\$0	\$0	\$0	\$0
B. Infrastructure	\$2,485,000	\$0	\$0	\$2,485,000
C. Site Development Costs	\$380,000	\$95,918	\$70,000	\$545,918
D. Land Acquisition & Assembly	\$299,997	\$753,730	\$1,119,998	\$2,173,725
E. Development Incentives	\$300,000	\$0	\$0	\$300,000
F. Professional Services	\$0	\$0	\$0	\$0
G. Discretionary Payments	\$0	\$0	\$0	\$0
H. Administration Costs	\$0	\$0	\$0	\$0
I. Organizational Costs	\$33,500	\$0	\$0	\$33,500
<b>Subtotal</b>	<b>\$3,498,497</b>	<b>\$849,648</b>	<b>\$1,189,998</b>	<b>\$5,538,143</b>
Inflation Factor Cost Adj. @ 3% per year	\$0	\$0	\$0	\$0
Grants (deducted from costs above)	\$0	\$0	\$0	\$0
Reduction for Land Sale Revenue	\$0	\$0	\$0	\$0
<b>Total Cost For Borrowing</b>	<b>\$3,498,497</b>	<b>\$849,648</b>	<b>\$1,189,998</b>	<b>\$5,538,143</b>
Capitalized Interest		\$0	\$0	\$0
Financing Fees (2%)	\$71,398	\$0	\$24,286	\$95,684
Debt Reserve	\$0	\$0	\$0	\$0
Subtotal	\$3,569,895	\$849,648	\$1,214,284	\$5,633,826
Less Interest Earned	\$0	\$0	\$0	\$0
<b>BORROWING REQUIRED</b>	<b>\$3,569,895</b>	<b>\$849,648</b>	<b>\$1,214,284</b>	<b>\$5,633,826</b>

**Tax Increment Revenue  
City of Stoughton  
TID No. 5  
9/13/2017**

<b>Assumptions</b>								
Base Value		\$19,250,500						
Tax Rate		0.01856 For County, City, Technical College, and School District						
Property Appreciation Rate		0.50% For Existing Construction						
Annual Change in Tax Rate		0.00%						
Construction Inflation Rate		1.50% For New Construction After 2018						
= year of base value reset		\$1,800,000		= 3-year life extension				
Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate	TIF Revenue
			Construction	Land				
2010	\$19,250,500	\$0	\$0	\$0	\$19,250,500	\$0	0.018560	\$0
2011	\$19,250,500	(\$1,758,600)	\$1,960,000	\$0	\$17,491,900	(\$1,758,600)	0.018560	\$0
2012	\$17,491,900	\$1,036,500	\$0	\$0	\$20,488,400	\$1,237,900	0.018560	\$0
2013	\$20,488,400	(\$2,761,800)	\$0	\$0	\$17,726,600	(\$1,523,900)	0.018560	(\$32,640)
2014	\$17,726,600	(\$856,500)	\$0	\$0	\$16,870,100	(\$2,380,400)	0.018560	\$22,975
2015	\$16,870,100	\$305,500	\$0	\$0	\$17,175,600	(\$2,074,900)	0.022420	(\$28,284)
2016	\$17,175,600	\$1,029,100	\$0	\$0	\$18,204,700	(\$1,045,800)	0.022420	(\$53,369)
2017	\$18,204,700	(\$769,600)	\$0	\$0	\$17,435,100	(\$1,815,400)	0.022420	(\$46,519)
2018	\$17,435,100	\$0	\$0	\$0	\$17,435,100	(\$1,815,400)	0.022420	(\$23,447)
2019	\$17,435,100	\$87,176	\$6,000,000	\$0	\$17,522,276	\$71,776	0.022420	(\$40,701)
2020	\$17,522,276	\$87,611	\$11,000,000	\$0	\$23,609,887	\$6,159,387	0.022420	(\$40,701)
2021	\$23,609,887	\$118,049	\$5,000,000	\$0	\$34,727,936	\$17,277,436	0.022420	\$1,609
2022	\$34,727,936	\$173,640	\$10,000,000	\$0	\$39,901,576	\$22,451,076	0.022420	\$138,093
2023	\$39,901,576	\$199,508	\$5,000,000	\$0	\$50,101,084	\$32,650,584	0.022420	\$387,360
2024	\$50,101,084	\$250,505	\$5,000,000	\$0	\$55,351,589	\$37,901,089	0.022420	\$503,353
2025	\$55,351,589	\$276,758	\$0	\$0	\$60,628,347	\$43,177,847	0.022420	\$732,026
2026	\$60,628,347	\$303,142	\$0	\$0	\$60,931,489	\$43,480,989	0.022420	\$849,742
2027	\$60,931,489	\$304,657	\$0	\$0	\$61,236,146	\$43,785,646	0.022420	\$968,047
2028	\$61,236,146	\$306,181	\$0	\$0	\$61,542,327	\$44,091,827	0.022420	\$974,844
2029	\$61,542,327	\$307,712	\$0	\$0	\$61,850,039	\$44,399,539	0.022420	\$981,674
2030	\$61,850,039	\$309,250	\$0	\$0	\$62,159,289	\$44,708,789	0.022420	\$988,539
2031	\$62,159,289	\$310,796	\$0	\$0	\$62,470,085	\$45,019,585	0.022420	\$995,438
2032	\$62,470,085	\$312,350	\$0	\$0	\$62,782,436	\$45,331,936	0.022420	\$1,002,371
2033	\$62,782,436	\$313,912	\$0	\$0	\$63,096,348	\$45,645,848	0.022420	\$1,009,339
2034	\$63,096,348	\$315,482	\$0	\$0	\$63,411,830	\$45,961,330	0.022420	\$1,016,342
2035	\$63,411,830	\$317,059	\$0	\$0	\$63,728,889	\$46,278,389	0.022420	\$1,023,380
2036	\$63,728,889	\$318,644	\$0	\$0	\$64,047,533	\$46,597,033	0.022420	\$1,030,453
2037	\$64,047,533	\$320,238	\$0	\$0	\$64,367,771	\$46,917,271	0.022420	\$1,037,561
2038	\$64,367,771	\$321,839	\$0	\$0	\$64,689,610	\$47,239,110	0.022420	\$1,044,705
2039	\$64,689,610	\$323,448	\$0	\$0	\$65,013,058	\$47,562,558	0.022420	\$1,051,885
2040	\$65,013,058	\$325,065	\$0	\$0	\$65,338,123	\$47,887,623	0.022420	\$1,059,101
<b>Total</b>		<b>\$2,127,623</b>	<b>\$43,960,000</b>	<b>\$0</b>				<b>\$13,397,488</b>

**Tax Increment Cash Flow**  
**City of Stoughton**  
**TID No. 5**  
**9/13/2017**

Year	Beginning Balance	Revenues					Expenses		Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	TIF Revenues	Interest Income	Other	Total Revenues	Debt Service	Cash/PayGo Payments 45%		
2010	0	0	0	0	0	0	0	76,960	(76,960)	(76,960)
2011	(76,960)	0	0	0	0	0	0	437,660	(437,660)	(514,620)
2012	(514,620)	0	0	0	0	0	0	9,660	(9,660)	(524,279)
2013	(524,279)	0	(32,640)	0	0	(32,640)	0	9,660	(42,299)	(566,579)
2014	(566,579)	0	22,975	0	0	22,975	0	9,660	13,316	(553,263)
2015	(553,263)	0	(28,284)	0	0	(28,284)	0	41,160	(69,443)	(622,706)
2016	(622,706)	0	(53,369)	0	0	(53,369)	0	23,050	(76,419)	(699,125)
2017	(699,125)	0	(46,519)	0	0	(46,519)	29,738	56,383	(132,640)	(831,765)
2018	(831,765)	0	(23,447)	0	0	(23,447)	59,782	51,500	(134,729)	(966,494)
2019	(966,494)	0	(40,701)	0	0	(40,701)	59,782	51,500	(151,983)	(1,118,478)
2020	(1,118,478)	0	(40,701)	0	0	(40,701)	251,149	51,500	(343,351)	(1,461,828)
2021	(1,461,828)	0	1,609	0	0	1,609	401,794	114,455	(514,640)	(1,976,468)
2022	(1,976,468)	0	138,093	0	0	138,093	457,432	214,874	(534,212)	(2,510,680)
2023	(2,510,680)	0	387,360	0	0	387,360	457,432	267,336	(337,408)	(2,848,088)
2024	(2,848,088)	0	503,353	0	0	503,353	457,432	372,262	(326,341)	(3,174,429)
2025	(3,174,429)	0	732,026	0	0	732,026	457,432	424,725	(150,131)	(3,324,560)
2026	(3,324,560)	0	849,742	0	0	849,742	457,432	467,188	(74,877)	(3,399,437)
2027	(3,399,437)	0	968,047	0	0	968,047	457,432	467,188	43,428	(3,356,009)
2028	(3,356,009)	0	974,844	0	0	974,844	457,432	467,188	50,224	(3,305,785)
2029	(3,305,785)	0	981,674	0	0	981,674	457,432	467,188	57,055	(3,248,730)
2030	(3,248,730)	0	988,539	0	0	988,539	457,432	467,188	63,919	(3,184,811)
2031	(3,184,811)	0	995,438	0	0	995,438	457,432	467,188	70,818	(3,113,993)
2032	(3,113,993)	0	1,002,371	0	0	1,002,371	457,432	442,188	102,751	(3,011,242)
2033	(3,011,242)	0	1,009,339	0	0	1,009,339	457,432	442,188	109,720	(2,901,522)
2034	(2,901,522)	0	1,016,342	0	0	1,016,342	457,432	442,188	116,722	(2,784,800)
2035	(2,784,800)	0	1,023,380	0	0	1,023,380	457,432	442,188	123,760	(2,661,039)
2036	(2,661,039)	0	1,030,453	0	0	1,030,453	457,432	442,188	130,833	(2,530,206)
2037	(2,530,206)	0	1,037,561	0	0	1,037,561	457,432	197,785	382,344	(2,147,862)
2038	(2,147,862)	0	1,044,705	0	0	1,044,705	0	1,500	1,043,205	(1,104,656)
2039	(1,104,656)	0	1,051,885	0	0	1,051,885	0	1,500	1,050,385	(54,271)
2040	(54,271)	0	1,059,101	0	0	1,059,101	0	1,500	1,057,601	1,003,330
<b>Total</b>		<b>0</b>	<b>16,553,179</b>	<b>0</b>	<b>0</b>	<b>16,553,179</b>	<b>8,121,157</b>	<b>7,428,692</b>		

2.00% = Assumed Investment Rate For Interest Income

**Debt Service Schedule**  
**City of Stoughton**  
**TID No. 5**  
**Taxable Bond Issue**

Pay for infrastructure, Highway Trailer Building, Carpet Warehouse, Public Works Garage, Movin' Out TIF pmt

Principal:		\$3,569,895	Project Cost:			\$3,498,497
Interest Rate:		4.00%	Finance Fees:			\$71,398
Term (Years):		18	Interest Earned:			\$0
# of Principal Payments:		17	Capitalized Interest:			\$0
Date of Issue:		1/1/2019	Total TID Cost of Loan:			\$5,131,277
Year	Principal Payment #	Unpaid Principal	Principal Payment	Interest Payment	Total Payment	Apply Surplus to Principal
2010	0	\$0	\$0	\$0	\$0	\$0
2011	0	\$0	\$0	\$0	\$0	\$0
2012	0	\$0	\$0	\$0	\$0	\$0
2013	0	\$0	\$0	\$0	\$0	\$0
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$3,569,895	\$0	\$0	\$0	\$0
2020	0	\$3,569,895	\$0	\$142,796	\$142,796	\$0
2021	1	\$3,569,895	\$150,644	\$142,796	\$293,440	\$0
2022	2	\$3,419,251	\$156,670	\$136,770	\$293,440	\$0
2023	3	\$3,262,581	\$162,937	\$130,503	\$293,440	\$0
2024	4	\$3,099,644	\$169,454	\$123,986	\$293,440	\$0
2025	5	\$2,930,189	\$176,233	\$117,208	\$293,440	\$0
2026	6	\$2,753,957	\$183,282	\$110,158	\$293,440	\$0
2027	7	\$2,570,675	\$190,613	\$102,827	\$293,440	\$0
2028	8	\$2,380,062	\$198,238	\$95,202	\$293,440	\$0
2029	9	\$2,181,824	\$206,167	\$87,273	\$293,440	\$0
2030	10	\$1,975,657	\$214,414	\$79,026	\$293,440	\$0
2031	11	\$1,761,243	\$222,990	\$70,450	\$293,440	\$0
2032	12	\$1,538,253	\$231,910	\$61,530	\$293,440	\$0
2033	13	\$1,306,343	\$241,186	\$52,254	\$293,440	\$0
2034	14	\$1,065,157	\$250,834	\$42,606	\$293,440	\$0
2035	15	\$814,323	\$260,867	\$32,573	\$293,440	\$0
2036	16	\$553,456	\$271,302	\$22,138	\$293,440	\$0
2037	17	\$282,154	\$282,154	\$11,286	\$293,440	\$0
Total			\$3,569,895	\$1,561,382	\$5,131,277	\$0

**Debt Service Schedule****City of Stoughton****TID No. 5****State Trust Fund**

Pay for MillFab &amp; associated costs

<b>Principal:</b>	<b>\$849,648</b>	<b>Project Cost:</b>	<b>\$849,648</b>
<b>Interest Rate:</b>	<b>3.50%</b>	<b>Finance Fees:</b>	<b>\$0</b>
<b>Term (Years):</b>	<b>20</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>19</b>	<b>Capitalized Interest:</b>	<b>\$0</b>
<b>Date of Issue:</b>	<b>1/1/2017</b>	<b>Total TID Cost of Loan:</b>	<b>\$1,225,380</b>

<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2010	0	\$0	\$0	\$0	\$0	\$0
2011	0	\$0	\$0	\$0	\$0	\$0
2012	0	\$0	\$0	\$0	\$0	\$0
2013	0	\$0	\$0	\$0	\$0	\$0
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$849,648	\$0	\$29,738	\$29,738	\$0
2018	1	\$849,648	\$30,044	\$29,738	\$59,782	\$0
2019	2	\$819,603	\$31,096	\$28,686	\$59,782	\$0
2020	3	\$788,507	\$32,184	\$27,598	\$59,782	\$0
2021	4	\$756,323	\$33,311	\$26,471	\$59,782	\$0
2022	5	\$723,012	\$34,477	\$25,305	\$59,782	\$0
2023	6	\$688,535	\$35,683	\$24,099	\$59,782	\$0
2024	7	\$652,852	\$36,932	\$22,850	\$59,782	\$0
2025	8	\$615,920	\$38,225	\$21,557	\$59,782	\$0
2026	9	\$577,695	\$39,563	\$20,219	\$59,782	\$0
2027	10	\$538,132	\$40,948	\$18,835	\$59,782	\$0
2028	11	\$497,184	\$42,381	\$17,401	\$59,782	\$0
2029	12	\$454,804	\$43,864	\$15,918	\$59,782	\$0
2030	13	\$410,940	\$45,399	\$14,383	\$59,782	\$0
2031	14	\$365,540	\$46,988	\$12,794	\$59,782	\$0
2032	15	\$318,552	\$48,633	\$11,149	\$59,782	\$0
2033	16	\$269,919	\$50,335	\$9,447	\$59,782	\$0
2034	17	\$219,585	\$52,097	\$7,685	\$59,782	\$0
2035	18	\$167,488	\$53,920	\$5,862	\$59,782	\$0
2036	19	\$113,568	\$55,807	\$3,975	\$59,782	\$0
2037	20	\$57,761	\$57,761	\$2,022	\$59,782	\$0
2038	21	\$0	\$0	\$0	\$0	\$0
2039	22	\$0	\$0	\$0	\$0	\$0
2040	23	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$849,648</b>	<b>\$375,733</b>	<b>\$1,225,380</b>	<b>\$0</b>



**Debt Service Schedule**  
**City of Stoughton**  
**TID No. 5**  
**Taxable Bond Issue**

<b>Principal:</b>	<b>\$1,214,284</b>	<b>Project Cost:</b>	<b>\$1,189,998</b>
<b>Interest Rate*:</b>	<b>4.00%</b>	<b>Finance Fees:</b>	<b>\$24,286</b>
<b>Term (Years):</b>	<b>18</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>16</b>	<b>Capitalized Interest:</b>	<b>\$0</b>
<b>Date of Issue:</b>	<b>1/1/2019</b>	<b>Total TID Cost of Loan:</b>	<b>\$1,035,031</b>

<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2010	0	\$0	\$0	\$0	\$0	\$0
2011	0	\$0	\$0	\$0	\$0	\$0
2012	0	\$0	\$0	\$0	\$0	\$0
2013	0	\$0	\$0	\$0	\$0	\$0
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$1,214,284	\$0	\$0	\$0	\$0
2020	0	\$1,214,284	\$0	\$48,571	\$48,571	\$0
2021	0	\$1,214,284	\$0	\$48,571	\$48,571	\$0
2022	1	\$1,214,284	\$55,638	\$48,571	\$104,210	\$0
2023	2	\$1,158,645	\$57,864	\$46,346	\$104,210	\$0
2024	3	\$1,100,781	\$60,179	\$44,031	\$104,210	\$0
2025	4	\$1,040,603	\$62,586	\$41,624	\$104,210	\$0
2026	5	\$978,017	\$65,089	\$39,121	\$104,210	\$0
2027	6	\$912,928	\$67,693	\$36,517	\$104,210	\$0
2028	7	\$845,235	\$70,400	\$33,809	\$104,210	\$0
2029	8	\$774,835	\$73,216	\$30,993	\$104,210	\$0
2030	9	\$701,618	\$76,145	\$28,065	\$104,210	\$0
2031	10	\$625,473	\$79,191	\$25,019	\$104,210	\$0
2032	11	\$546,282	\$82,359	\$21,851	\$104,210	\$0
2033	12	\$463,924	\$85,653	\$18,557	\$104,210	\$0
2034	13	\$378,271	\$89,079	\$15,131	\$104,210	\$0
2035	14	\$289,192	\$92,642	\$11,568	\$104,210	\$0
2036	15	\$196,550	\$96,348	\$7,862	\$104,210	\$0
2037	16	\$100,202	\$100,202	\$4,008	\$104,210	\$0
2038	17	\$0	\$0	\$0	\$0	\$0
2039	18	\$0	\$0	\$0	\$0	\$0
2040	19	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$588,811</b>	<b>\$446,220</b>	<b>\$1,035,031</b>	<b>\$0</b>

**Debt Service Schedule**  
**City of Stoughton**  
**TID No. 5**  
**PAYGO Developer Payments**

<b>Principal:</b>	<b>\$6,000,000</b>	<b>Project Cost:</b>	<b>\$6,000,000</b>
<b>Interest Rate*:</b>	<b>4.00%</b>	<b>Finance Fees:</b>	<b>\$0</b>
<b>Term (Years):</b>	<b>20</b>	<b>Interest Earned:</b>	<b>\$0</b>
<b># of Principal Payments:</b>	<b>18</b>	<b>Capitalized Interest:</b>	<b>\$0</b>
<b>Date of Issue:</b>	<b>1/1/2018</b>	<b>Total TID Cost of Loan:</b>	<b>\$6,240,000</b>

<b>Year</b>	<b>Principal Payment #</b>	<b>Unpaid Principal</b>	<b>Principal Payment</b>	<b>Interest Payment</b>	<b>Total Payment</b>	<b>Apply Surplus to Principal</b>
2010	0	\$0	\$0	\$0	\$0	\$0
2011	0	\$0	\$0	\$0	\$0	\$0
2012	0	\$0	\$0	\$0	\$0	\$0
2013	0	\$0	\$0	\$0	\$0	\$0
2014	0	\$0	\$0	\$0	\$0	\$0
2015	0	\$0	\$0	\$0	\$0	\$0
2016	0	\$0	\$0	\$0	\$0	\$0
2017	0	\$0	\$0	\$0	\$0	\$0
2018	0	\$0	\$0	\$0	\$0	\$0
2019	0	\$6,000,000	\$0	\$0	\$0	\$0
2020	0	\$6,000,000	\$0	\$0	\$0	\$0
2021	1	\$6,000,000	\$60,534	\$2,421	\$62,955	\$0
2022	2	\$5,939,466	\$171,513	\$6,861	\$178,374	\$0
2023	3	\$5,767,953	\$221,958	\$8,878	\$230,836	\$0
2024	4	\$5,545,995	\$322,848	\$12,914	\$335,762	\$0
2025	5	\$5,223,147	\$373,293	\$14,932	\$388,225	\$0
2026	6	\$4,849,854	\$423,738	\$16,950	\$440,688	\$0
2027	7	\$4,426,116	\$423,738	\$16,950	\$440,688	\$0
2028	8	\$4,002,378	\$423,738	\$16,950	\$440,688	\$0
2029	9	\$3,578,640	\$423,738	\$16,950	\$440,688	\$0
2030	10	\$3,154,902	\$423,738	\$16,950	\$440,688	\$0
2031	11	\$2,731,164	\$423,738	\$16,950	\$440,688	\$0
2032	12	\$2,307,426	\$423,738	\$16,950	\$440,688	\$0
2033	13	\$1,883,688	\$423,738	\$16,950	\$440,688	\$0
2034	14	\$1,459,950	\$423,738	\$16,950	\$440,688	\$0
2035	15	\$1,036,212	\$423,738	\$16,950	\$440,688	\$0
2036	16	\$612,474	\$423,738	\$16,950	\$440,688	\$0
2037	17	\$188,736	\$188,736	\$7,549	\$196,285	\$0
2038	18	\$0	\$0	\$0	\$0	\$0
2039	19	\$0	\$0	\$0	\$0	\$0
2040	20	\$0	\$0	\$0	\$0	\$0
<b>Total</b>			<b>\$6,000,000</b>	<b>\$240,000</b>	<b>\$6,240,000</b>	<b>\$0</b>