

Village Of Mount Prospect, Illinois  
Prospect/Main TIF District

|   | Total             | Estimate<br>2017 | Forecast<br>2018   | Projected<br>2019  | Projected<br>2020 | Projected<br>2021 | Projected<br>2022 | Projected<br>2023 | Projected<br>2024 | Projected<br>2025 | Projected<br>2026 | Projected<br>2027 | Projected<br>2028 | Projected<br>2029 |
|---|-------------------|------------------|--------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Beginning Fund Balance                      | -                 | (687,995)        | 3,945,026          | 1,345,441          | (158,012)         | 55,964            | (341,991)         | (644,611)         | (799,294)         | (874,548)         | (973,770)         | (998,471)         | (943,458)         | (916,628)         |
| <b>Receipts</b>                             |                   |                  |                    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Revenues</b>                             |                   |                  |                    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Property Tax Increment (Sch 1)              | 39,149,415        | -                | 474,000            | 474,000            | 735,923           | 819,573           | 1,032,347         | 1,393,563         | 1,407,498         | 1,421,573         | 1,679,062         | 1,695,853         | 1,712,811         | 1,967,873         |
| Investment Income                           | 176,307           | 307              | 76,000             | 40,000             | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Other Income                                | 242,000           | -                | 242,000            | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Interfund Transfer                          | -                 | -                | -                  | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Capitalized Interest                        | 1,175,899         | -                | 310,423            | 432,738            | 432,738           | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Land Sale Proceeds (Sch 2)                  | 570,000           | -                | 570,000            | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
|   | 41,313,621        | 307              | 1,672,423          | 946,738            | 1,168,661         | 819,573           | 1,032,347         | 1,393,563         | 1,407,498         | 1,421,573         | 1,679,062         | 1,695,853         | 1,712,811         | 1,967,873         |
| <b>Other Financing Sources</b>              |                   |                  |                    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Bond Proceeds                               | 11,875,000        | 4,815,000        | 7,060,000          | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Bond Proceeds - Other                       | 374,715           | 115,835          | 258,879            | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
|   | 12,249,715        | 4,930,835        | 7,318,879          | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>TOTAL REVENUES</b>                       | <b>53,563,336</b> | <b>4,931,142</b> | <b>8,991,302</b>   | <b>946,738</b>     | <b>1,168,661</b>  | <b>819,573</b>    | <b>1,032,347</b>  | <b>1,393,563</b>  | <b>1,407,498</b>  | <b>1,421,573</b>  | <b>1,679,062</b>  | <b>1,695,853</b>  | <b>1,712,811</b>  | <b>1,967,873</b>  |
| <b>Expenditures</b>                         |                   |                  |                    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Debt Service - Principal                    | 11,875,000        | -                | -                  | -                  | -                 | 320,000           | 360,000           | 395,000           | 435,000           | 480,000           | 530,000           | 575,000           | 625,000           | 670,000           |
| Debt Service - Interest                     | 5,641,824         | -                | 310,423            | 432,738            | 432,738           | 432,738           | 418,138           | 401,688           | 383,638           | 363,738           | 341,738           | 319,638           | 300,163           | 278,669           |
| Total Debt Service                          | 17,516,824        | -                | 310,423            | 432,738            | 432,738           | 752,738           | 778,138           | 796,688           | 818,638           | 843,738           | 871,738           | 894,638           | 925,163           | 948,669           |
| <b>Schedule 8</b>                           |                   |                  |                    |                    |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Return of Increment - All Districts</b>  | <b>4,702,001</b>  | <b>-</b>         | <b>-</b>           | <b>60,049</b>      | <b>102,560</b>    | <b>103,586</b>    | <b>104,622</b>    | <b>146,586</b>    | <b>148,051</b>    | <b>149,532</b>    | <b>190,993</b>    | <b>192,903</b>    | <b>194,832</b>    | <b>235,836</b>    |
| <b>SD 214 - New Student Impacts</b>         | <b>1,024,107</b>  | <b>-</b>         | <b>-</b>           | <b>-</b>           | <b>-</b>          | <b>10,819</b>     | <b>37,522</b>     | <b>51,693</b>     | <b>52,210</b>     | <b>52,732</b>     | <b>53,799</b>     | <b>54,337</b>     | <b>54,880</b>     | <b>55,976</b>     |
| <b>SD 57 - New Student Impacts</b>          | <b>2,126,991</b>  | <b>-</b>         | <b>-</b>           | <b>-</b>           | <b>-</b>          | <b>22,470</b>     | <b>77,931</b>     | <b>107,363</b>    | <b>108,437</b>    | <b>109,521</b>    | <b>111,737</b>    | <b>112,854</b>    | <b>113,983</b>    | <b>116,259</b>    |
| Auditing Fees                               | 42,000            | -                | -                  | 1,500              | 1,550             | 1,600             | 1,650             | 1,700             | 1,750             | 1,800             | 1,850             | 1,900             | 1,950             | 2,000             |
| Legal & Financing                           | 595,804           | 133,304          | 205,000            | 10,000             | 10,000            | 10,250            | 10,500            | 10,750            | 11,000            | 11,250            | 11,500            | 11,750            | 12,000            | 12,250            |
| Other Expenses                              | 45,300            | 600              | 2,700              | 1,500              | 1,550             | 1,600             | 1,650             | 1,700             | 1,750             | 1,800             | 1,850             | 1,900             | 1,950             | 2,000             |
| Other Professional Services                 | 387,380           | 34,380           | 33,000             | 25,000             | 10,000            | 10,500            | 11,000            | 11,500            | 12,000            | 12,500            | 13,000            | 13,500            | 14,000            | 14,500            |
| Property Tax Payment - Capannari            | 276,707           | 7,619            | 11,000             | 9,000              | 9,270             | 9,548             | 9,835             | 10,130            | 10,433            | 10,746            | 11,069            | 11,401            | 11,743            | 12,095            |
| Corridor Furnishings                        | 267,500           | -                | 10,000             | 10,000             | 10,000            | 10,250            | 10,500            | 10,750            | 11,000            | 11,250            | 11,500            | 11,750            | 12,000            | 12,250            |
| Wayfinding Signage                          | 348,133           | -                | 90,633             | 10,000             | 10,000            | 10,250            | 10,500            | 10,750            | 11,000            | 11,250            | 11,500            | 11,750            | 12,000            | 12,250            |
| Relocation Expense/Developer Incentives     | 3,380,000         | -                | 3,000,000          | 380,000            | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Façade Program/Interior Build out           | 2,251,411         | 51,411           | 100,000            | 100,000            | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           |
| Streetscape Corridor Maintenance            | 3,380,539         | 70,806           | 95,000             | 90,000             | 94,500            | 99,225            | 104,186           | 109,396           | 114,865           | 120,609           | 126,639           | 132,971           | 139,620           | 146,601           |
| Downtown Streetscape Program                | 1,000,000         | -                | 200,000            | 100,000            | 100,000           | -                 | -                 | 100,000           | -                 | -                 | 100,000           | -                 | -                 | 100,000           |
| Brick Sidewalks                             | 308,550           | -                | 10,200             | 10,404             | 10,716            | 11,038            | 11,369            | 11,710            | 12,061            | 12,423            | 12,796            | 13,179            | 13,575            | 13,982            |
| Brick Sidewalk Sealing                      | 1,780,589         | -                | 60,000             | 60,000             | 61,800            | 63,654            | 65,564            | 67,531            | 69,556            | 71,643            | 73,792            | 76,006            | 78,286            | 80,635            |
| Property Acquisition (Sch 4)                | 7,212,932         | -                | 7,212,932          | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Demolition (Sch 5)                          | 150,000           | -                | 150,000            | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Infrastructure (Sch 6)                      | 1,250,000         | -                | 100,000            | 1,150,000          | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Site Clean-up, Phase I (Sch 7)              | 687,995           | -                | -                  | -                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>TOTAL EXPENDITURES</b>                   | <b>48,734,764</b> | <b>298,121</b>   | <b>11,590,888</b>  | <b>2,450,191</b>   | <b>954,685</b>    | <b>1,217,528</b>  | <b>1,334,967</b>  | <b>1,548,246</b>  | <b>1,482,753</b>  | <b>1,520,795</b>  | <b>1,703,763</b>  | <b>1,640,840</b>  | <b>1,685,982</b>  | <b>1,865,303</b>  |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b> | <b>4,828,571</b>  | <b>4,633,022</b> | <b>(2,599,585)</b> | <b>(1,503,453)</b> | <b>213,976</b>    | <b>(397,955)</b>  | <b>(302,619)</b>  | <b>(154,683)</b>  | <b>(75,255)</b>   | <b>(99,222)</b>   | <b>(24,701)</b>   | <b>55,013</b>     | <b>26,829</b>     | <b>102,570</b>    |
| <b>FUND BALANCE, ENDING</b>                 | <b>4,828,571</b>  | <b>3,945,026</b> | <b>1,345,441</b>   | <b>(158,012)</b>   | <b>55,964</b>     | <b>(341,991)</b>  | <b>(644,611)</b>  | <b>(799,294)</b>  | <b>(874,548)</b>  | <b>(973,770)</b>  | <b>(998,471)</b>  | <b>(943,458)</b>  | <b>(916,628)</b>  | <b>(814,059)</b>  |

Village Of Mount Prospect, Illinois  
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|   | Projected<br>2030 | Projected<br>2031 | Projected<br>2032 | Projected<br>2033 | Projected<br>2034 | Projected<br>2035 | Projected<br>2036 | Projected<br>2037 | Projected<br>2038 | Projected<br>2039 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Beginning Fund Balance                      | (814,059)         | (639,347)         | (490,489)         | (277,927)         | 6,114             | 267,623           | 592,127           | 988,639           | 1,365,882         | 3,036,224         |
| <b>Receipts</b>                             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Revenues</b>                             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Property Tax Increment (Sch 1)              | 1,987,551         | 2,007,427         | 2,260,340         | 2,282,944         | 2,305,773         | 2,556,816         | 2,582,385         | 2,608,208         | 2,857,659         | 2,886,236         |
| Investment Income                           | -                 | -                 | -                 | (3,000)           | -                 | 3,000             | 6,000             | 10,000            | 14,000            | 30,000            |
| Other Income                                | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Interfund Transfer                          | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Capitalized Interest                        | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Land Sale Proceeds (Sch 2)                  | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
|   | 1,987,551         | 2,007,427         | 2,260,340         | 2,279,944         | 2,305,773         | 2,559,816         | 2,588,385         | 2,618,208         | 2,871,659         | 2,916,236         |
| <b>Other Financing Sources</b>              |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Bond Proceeds                               | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Bond Proceeds - Other                       | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
|   | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>TOTAL REVENUES</b>                       | <b>1,987,551</b>  | <b>2,007,427</b>  | <b>2,260,340</b>  | <b>2,279,944</b>  | <b>2,305,773</b>  | <b>2,559,816</b>  | <b>2,588,385</b>  | <b>2,618,208</b>  | <b>2,871,659</b>  | <b>2,916,236</b>  |
| <b>Expenditures</b>                         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Debt Service - Principal                    | 725,000           | 780,000           | 840,000           | 900,000           | 960,000           | 1,025,000         | 1,095,000         | 1,160,000         | -                 | -                 |
| Debt Service - Interest                     | 255,244           | 229,507           | 201,832           | 172,019           | 141,869           | 109,712           | 76,144            | 39,450            | -                 | -                 |
| Total Debt Service                          | 980,244           | 1,009,507         | 1,041,832         | 1,072,019         | 1,101,869         | 1,134,712         | 1,171,144         | 1,199,450         | -                 | -                 |
| <b>Schedule 8</b>                           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Return of Increment - All Districts</b>  | <b>238,194</b>    | <b>240,576</b>    | <b>281,166</b>    | <b>283,978</b>    | <b>286,818</b>    | <b>327,040</b>    | <b>330,310</b>    | <b>333,613</b>    | <b>373,510</b>    | <b>377,245</b>    |
| <b>SD 214 - New Student Impacts</b>         | <b>56,536</b>     | <b>57,102</b>     | <b>58,228</b>     | <b>58,811</b>     | <b>59,399</b>     | <b>60,558</b>     | <b>61,163</b>     | <b>61,775</b>     | <b>62,968</b>     | <b>63,597</b>     |
| <b>SD 57 - New Student Impacts</b>          | <b>117,421</b>    | <b>118,596</b>    | <b>120,936</b>    | <b>122,145</b>    | <b>123,367</b>    | <b>125,774</b>    | <b>127,031</b>    | <b>128,302</b>    | <b>130,779</b>    | <b>132,087</b>    |
| Auditing Fees                               | 2,050             | 2,100             | 2,150             | 2,200             | 2,250             | 2,300             | 2,350             | 2,400             | 2,450             | 2,500             |
| Legal & Financing                           | 12,500            | 12,750            | 13,000            | 13,250            | 13,500            | 13,750            | 14,000            | 14,250            | 14,500            | 14,750            |
| Other Expenses                              | 2,050             | 2,100             | 2,150             | 2,200             | 2,250             | 2,300             | 2,350             | 2,400             | 2,450             | 2,500             |
| Other Professional Services                 | 15,000            | 15,500            | 16,000            | 16,500            | 17,000            | 17,500            | 18,000            | 18,500            | 19,000            | 19,500            |
| Property Tax Payment - Capannari            | 12,458            | 12,832            | 13,217            | 13,613            | 14,022            | 14,442            | 14,876            | 15,322            | 15,782            | 16,255            |
| Corridor Furnishings                        | 12,500            | 12,750            | 13,000            | 13,250            | 13,500            | 13,750            | 14,000            | 14,250            | 14,500            | 14,750            |
| Wayfinding Signage                          | 12,500            | 12,750            | 13,000            | 13,250            | 13,500            | 13,750            | 14,000            | 14,250            | 14,500            | 14,750            |
| Relocation Expense/Developer Incentives     | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Façade Program/Interior Build out           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           | 100,000           |
| Streetscape Corridor Maintenance            | 153,931           | 161,627           | 169,708           | 178,194           | 187,104           | 196,459           | 206,282           | 216,596           | 227,426           | 238,797           |
| Downtown Streetscape Program                | -                 | -                 | 100,000           | -                 | -                 | 100,000           | -                 | -                 | 100,000           | -                 |
| Brick Sidewalks                             | 14,402            | 14,834            | 15,279            | 15,737            | 16,209            | 16,695            | 17,196            | 17,712            | 18,243            | 18,791            |
| Brick Sidewalk Sealing                      | 83,054            | 85,546            | 88,112            | 90,755            | 93,478            | 96,282            | 99,171            | 102,146           | 105,210           | 108,367           |
| Property Acquisition (Sch 4)                | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Demolition (Sch 5)                          | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Infrastructure (Sch 6)                      | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| Site Clean-up, Phase I (Sch 7)              | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| <b>TOTAL EXPENDITURES</b>                   | <b>1,812,840</b>  | <b>1,858,568</b>  | <b>2,047,778</b>  | <b>1,995,902</b>  | <b>2,044,265</b>  | <b>2,235,312</b>  | <b>2,191,873</b>  | <b>2,240,965</b>  | <b>1,201,317</b>  | <b>1,123,888</b>  |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b> | <b>174,711</b>    | <b>148,858</b>    | <b>212,562</b>    | <b>284,041</b>    | <b>261,508</b>    | <b>324,505</b>    | <b>396,512</b>    | <b>377,243</b>    | <b>1,670,342</b>  | <b>1,792,348</b>  |
| <b>FUND BALANCE, ENDING</b>                 | <b>(639,347)</b>  | <b>(490,489)</b>  | <b>(277,927)</b>  | <b>6,114</b>      | <b>267,623</b>    | <b>592,127</b>    | <b>988,639</b>    | <b>1,365,882</b>  | <b>3,036,224</b>  | <b>4,828,571</b>  |