Board of Supervisors
ED M. PRUDHON, *Chair*
STEVEN A. RUZEK
SCOTT E. MCCUNE

WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

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AGENDA
ECONOMIC DEVELOPMENT ADVISORY BOARD
NOVEMBER 12, 2019

1. **5:30 p.m.** Call Meeting to Order.

2. Approval of November 12, 2019 Agenda.
3. Approval of September 10, 2019 Minutes (Additions/Deletions).

4. Stable Property – Preliminary Plat Review.

5. TIF Fund Summary.

6. December Meeting – Reschedule/Cancel Due to Annual Budget Meeting.

7. Added Agenda Items.
8. Adjournment.

White Bear Township's
Mission:

To provide White Bear Township residents, businesses and visitors with reliable, high quality municipal services while serving as open and responsible stewards of the public trust.

recycled paper

EDAB Meeting
November 12, 2019

Agenda Number: **1 – 2 – 3**

Subject: 5:30 p.m. - Call Meeting to Order

Approval of November 10, 2019 Agenda &
September 10 2019 Minutes

Documentation: November 12, 2019 Agenda
September 10, 2019 Minutes

Action / Motion for Consideration:

Call Meeting to Order:	5:30 p.m.
Approval of Agenda:	November 12, 2019
Approval of Minutes:	September 10, 2019 Minutes

MINUTES
ECONOMIC DEVELOPMENT ADVISORY BOARD
SEPTEMBER 10, 2019

The meeting was called to order at 5:32 p.m. with Tom Horak acting as chair.

Present: Brunner, Horak, Stofferahn; Advisor: Christopherson; Commissioner: Prudhon

Absent: Akenson, Artner, Keleher, Planner: Riedesel; Town Attorney: Kelly, all with notice

APPROVAL OF AGENDA (Additions/Deletions): Brunner moved the approval of the agenda as submitted with the added agenda item of an update on the Stable Property. Stofferahn seconded. Ayes all.

APPROVAL OF MINUTES JULY 9, 2019: Stofferahn moved to approve the minutes of July 9, 2019. Brunner seconded. Ayes all.

EDAB MEMBER REQUIREMENTS: The Town Clerk summarized that in the past the EDAB has entertained applications as the ordinance states. The EDAB has received an application from a resident who is not a business owner, but the EDAB has only one spot open to a business owner. There was discussion as to whether the Board should keep the application on file, keep the applicant as an alternate, or change the ordinance. There was discussion on how to get another business representative on the Board, as there are 140 businesses in the Township. Brunner noted that he applied because he wanted to know what was going on in the community and how it would affect his business. It was the consensus that the EDAB is only in need of a local business owner because of the outside intelligence, outside perspective, addition of credibility, reasonable experience, etc. It was noted that previous bankers and investors have been involved in the EDAB, and they had good insight. Since the Township has a lot of industrial and manufacturing companies, it was noted that perhaps Staff could start with some of those companies. Some businesses in the Township were discussed, such as Schwing and other large businesses.

It was the consensus that the EDAB would discuss this agenda item again when Chair Paul Keleher is present, but in the meantime Staff, the Town Clerk or Planner could reach out to consultants such as Bill Short or Tom Snell with the White Bear Area Chamber of Commerce to help identify a few potential members to recruit on the EDAB.

6:00 – MARK HOUGE, NORTH OAKS COMPANY: White Bear Area Chamber of Commerce President Tom Snell was present to discuss the second plot of land Houge will present. Mark Houge began by giving an introduction of himself: he has worked in construction, for Cushman and Wakefield, and has worked for North Oaks Company since November of 2016. The North Oaks Company develops land, and there are two plots of land the company is working to develop in White Bear Township. Houge explained the Joint Powers Agreement between Lino Lakes, the Township, and North Oaks.

Houge first explained the property south of Siebenaler. He discussed the requests that he has gotten from folks: some wanting pods for storage, some wanting office showrooms; currently it is set up to accommodate a future data center. This site is just over 30 acres. There was discussion of wetland mitigation. North Oaks Company hopes to break ground on construction in 2021, but before that will be back before the Town Board several times with updates and requests.

DRAFT

The second plot of land Houge discussed was the area that includes the intersection near Ash and County Road J. There is some concern by the counties (Ramsey and Anoka) and MnDOT because there is a hill and cars can be stopped due to traffic. There have been accidents in the past; and the future hope is to put a roundabout at that intersection, another one on the way to the exit ramp from I-35, and a third at the exit ramp from I-35 at County Road J.

Joe Lux of Ramsey County had volunteered to be the project manager and has been working on some preliminary designs with MnDOT. Lux has applied for some federal funds, but first needs to prove support of this project. There was discussion of the bipartisan support in the legislature and the senate. A question was asked of what needs to be done. It was explained that $1.5 million dollars need to be bonded or raised, though it was noted that the three roundabouts will cost between $10 and $15 million, up to $25 million if the bridge crossing I-35 is reconstructed as well. There was discussion of the economic development of the area near Ash and County Road J. There was discussion of what restaurants and developments Houge would like to see go in.

The roundabout near the exit ramp off of I-35 will cause some trouble with a right-of-way, as a house or two may need to be purchased, depending on how plans change. There was discussion on timing and funding. It was the consensus that this three roundabout project would have to be done in installments due to traffic. Houge is hopeful that this project will get support, as it will help the Town's development and tax dollars. It is at the forefront of every business owner's mind to have employee attraction and retention, with this in mind, Houge is hopeful for housing development and attraction of corporate users.

There was discussion of public transportation and how the community could benefit from outsourcing bus drivers to ensure transportation stays current. It was noted that the next step is ensuring all communities affected (White Bear Township, Lino Lakes, North Oaks, and Hugo) are first informed, and second are considering support. There will be more information and discussion at the September Executive Town Board Meeting.

ADDED AGENDA ITEMS: The Town Clerk gave the EDAB an update on the Stable Property. Staff has been working to get the preliminary plat and wetland delineation finished by the second Town Board meeting of September. Christopherson noted that he didn't think the plat would be completed beforehand. Best case scenario, Staff could draw up plans together of what the plat will look like for the Monday, September 16th Board meeting, however, it was noted that the discussion and next move will have to be made at the October EDAB meeting.

Stofferahn moved to adjourn the meeting at 6:41 p.m. Brunner seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary

DRAFT

EDAB Meeting
November 12, 2019

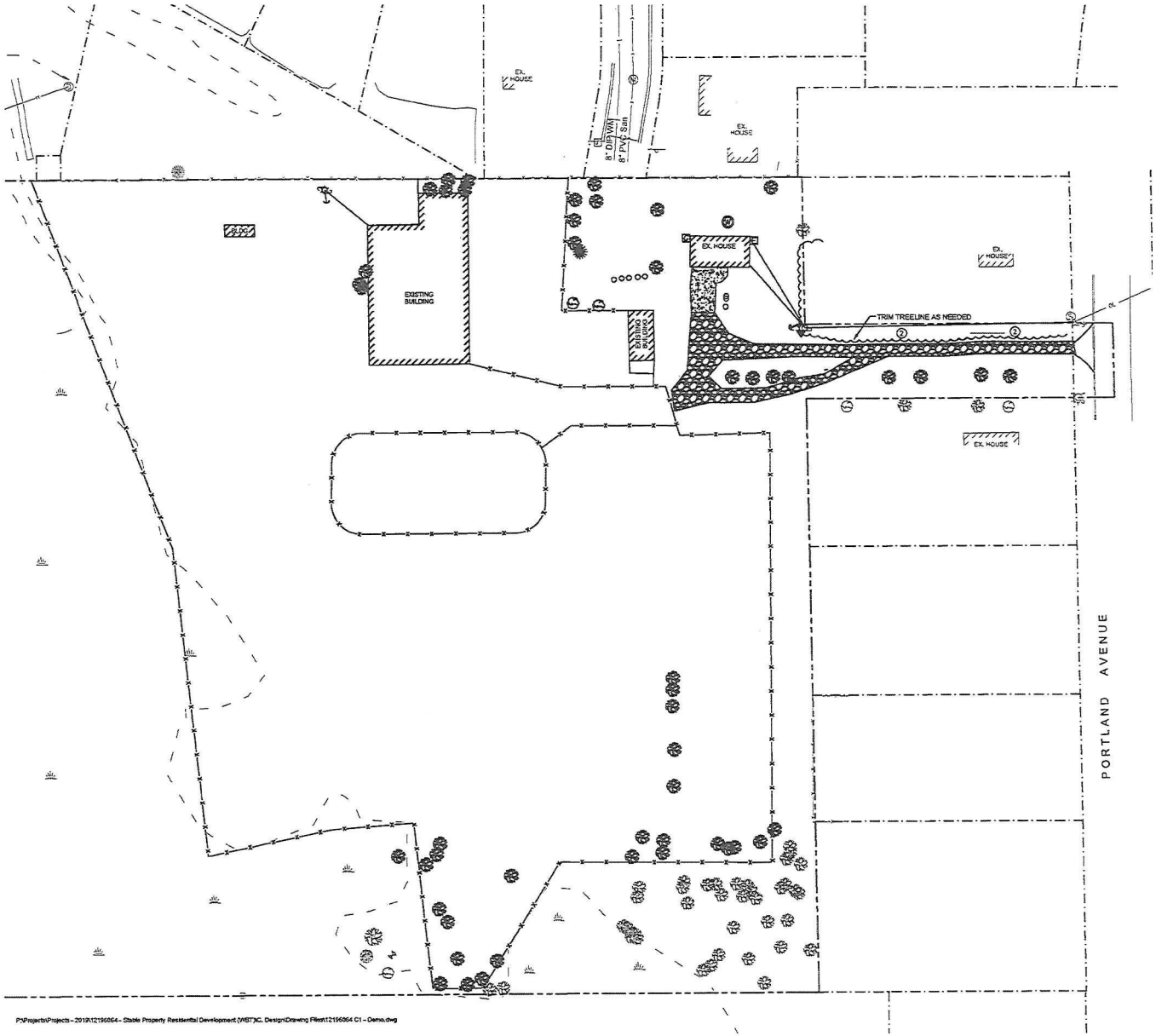
Agenda Number: **4**

Subject: Stable Property – Preliminary Plat Review

Documentation: Preliminary Plat / Paving Plan

Action / Motion for Consideration:

Report at Meeting / Discussion



SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING GRAVEL SECTION

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

1. SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
2. REMOVE ANY TREES WITHIN RIGHT OF WAY
3. REMOVE ALL TREE STUMPS AND CONCRETE POST FOUNDATIONS

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

NORTH

0 20 40 80

PRELIMINARY PLAT NOT FOR CONSTRUCTION

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsoneng.com

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Client: WHITE BEAR TOWNSHIP
1281 HAMMOND ROAD
WHITE BEAR LAKE, MN, 55110

Project Title: 2019 STABLE PROPERTY RESIDENTIAL DEVELOPMENT
WHITE BEAR TOWNSHIP MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

First M. Last, P.E.

Date: Lic. No.:

Rev.	Date	Description

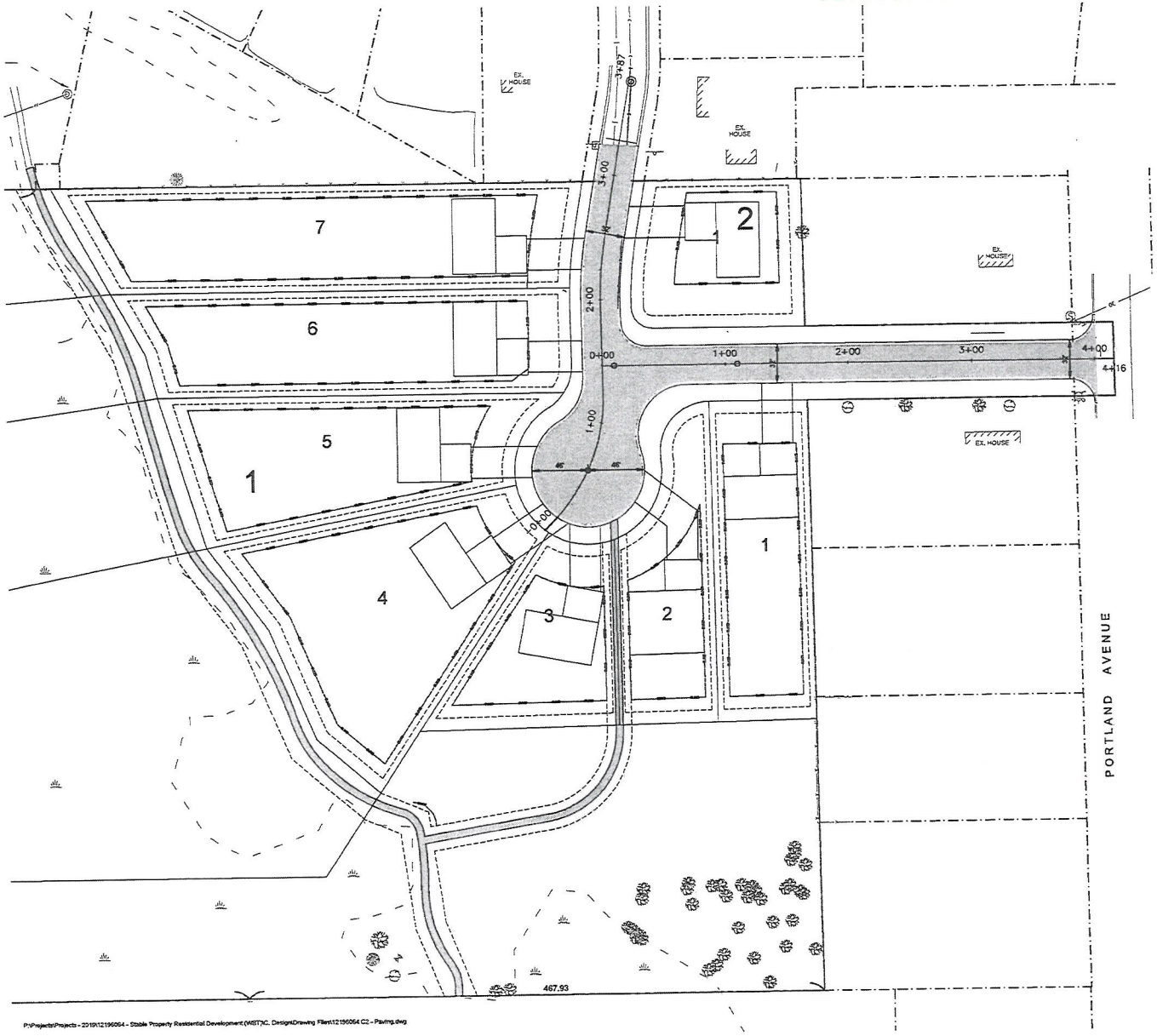
Project #: 12195064.000
Drawn By: MTH
Checked By: XXX
Issue Date: XX.XX.XX
Sheet Title:

DEMOLITION PLAN

Sheet: C100

P:\Projects\Projects - 2019\12196064 - Stable Property Residential Development (WBT)\C. Design\Drawing Files\12196064 C1 - Demo.dwg

RECEIVED
NOV 04 2019
TOWN OF WHITE BEAR



P:\Projects\Projects - 2019\12196064 - Stable Property Residential Development (WST)\C. Design\Drawing Files\12196064 C2 - Paving.dwg

LEGEND

- EASEMENT BOUNDARY
- EDGE OF RIGHT OF WAY
- BOUNDARY LINE
- BUILDING SET BACK BOUNDARY

SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL

NORTH

0 20 40 80

PRELIMINARY PLAT NOT FOR CONSTRUCTION

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Project Title: 2019 STABLE PROPERTY RESIDENTIAL DEVELOPMENT
WHITE BEAR TOWNSHIP MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

First M. Last, P.E.
Date: Lic. No.:

Rev.	Date	Description

Project #: 12196064.000
Drawn By: MTH
Checked By: XXX
Issue Date: XX.XX.XX
Sheet Title: PAVING PLAN
Sheet: C200

EDAB Meeting
November 12, 2019

Agenda Number: **5**

Subject: TIF Fund Summary

Documentation: Finance Officer Information

Action / Motion for Consideration:

Report at Meeting / Discussion

March 1, 2006
August 8, 2006
November 25, 2008
February 18, 2009
April 7, 2010
January 5, 2012
April 5, 2012
September 11, 2012
March 4, 2013
June 6, 2016
June 12, 2018
September 27, 2018

WHITE BEAR TOWNSHIP
ECONOMIC DEVELOPMENT AUTHORITY
5-YEAR RULE – ALL DISTRICT SUMMARY

TIF DISTRICT	5-YEAR RULE DEADLINE (5 Years After Certification of District)	EXCESS INCREMENT BALANCE AS OF 12/31/10	PROJECTED INCOME OVER EXPENDITURES
1-1 Cortec & Drill-A-Matic	Not Subject to 5-Year Rule	All increment committed	--
1-2 Thermoform	Not Subject to 5-Year Rule	All increment committed	--
1-3, 1-4, 1-5, 1-6	Districts Expired	N/A	--
1-7 – N.O. Co.	District Decertified	N/A	--
1-8 – Schwing America	District Decertified (5/3/04)	N/A	--
1-9 – Cottages	**1999**	General Housing Pool ($-6,778) (project positive balance by 12/31/2011)	Gen. Housing Pool is projected to have balance in 2008 of $9,000
1-10 – Holiday	District Decertified (5/3/04)	N/A	--
1-11 – State Tool	District Expired	N/A	Projected Deficit
1-12 – Microvena (EPI/Chorus)	District Expired	N/A	$20,000/yr

1-13 – SCVH/Water Gremlin	**2/10/04**	Restr. Redevelopment ($212,318)	$60,000/2009 $103,000/yr 2010 +
1-14 – ComTal	**2/10/04**	All increment committed until 2021	--
1-15 – Birch Lake Villas	**1/1/06**	Restr. Redevelopment (Committed until to pay off Bonds sold to purchase Ayde property Gen. Excess Incr. (Committed to Park Board)	--
1-16 – Omni-Tract Surgical	District Expired (12/31/11)	N/A	--
1-17 – Boardwalk of WBT	**January 12, 2011** (Certified 1/12/06)	Gen. Excess Incr. (Committed to Park Bond) Restricted Redevelopment	75% Developer Asst. 10% Administrative Fee 10% Gen. Excess Incr. 5% Restricted Redev.
1-18 – Wyldridge Preserve	**12/30/10** (Certified 12/30/05)	Gen. Excess Incr. (Committed to Park Bond) Restricted Redevelopment	70% to Developer 10% Administrative Fee 10% Gen. Excess Incr. 5% Restricted Redev.
1-19 – SMC	**12/31/2012**	Restricted Manufacturing Increment (10%)	$4,000/yr 2008-2015
1-20 – Hereaus Vadnais, Inc.	**7/15/2015** (Certified 7/15/10)	No Excess Increment	90% Developer 10% Administrative Fee
1-21 – Tecweigh/Wellspring LLC	**5/21/2020***	No Excess Increment	90% Developer 10% Administrative Fee
Nextern	**5/21/2020***	General Excess Increment	80% Developer 10% Administrative Fee 10% Gen. Excess Incr.
*MN Statutes, Sec. 469.1763, Subd. 3 (c) extends five year rule to 8 years for Redevelopment Districts certified between 4/30/09 & 6/30/12			
1-22 – Water Gremlin	**__/__/2018** (Certification request submitted to County 8/20/2013)	No Excess Increment	90% Developer 10% Administrative Fee

s:ann/eda 5 year rule

2018 TIF Fund Summary

- As of 12/31/2018, the EDA fund balance was $943,550.66.
- TIF District 1-9 The Cottages and 1-20 Heraeus Vadnais were decertified.
- In 2016 TIF District 1-2 Thermoform (Wilbert Plastics) was decertified but is still collecting rent from the house at 5253 Eagle Street, which was purchased with funds from this district.
- District 1-14 Comtal and 1-15 Birch Lake Villas only has the 2011C and 2005B bond payments respectfully left to pay. Both bonds are paid off in 2020, so districts could be decertified in 2020 prior to their required decertification.
- Other has an expenditure of $706,326.00, which is recording the stable property at estimated market value, which is less than the expenditures the Town has spent so far on this property. Legal expenditures are also for stable property. When the property is sold, the revenue will be record here to offset this write off. The $37,035.00 is for improvements to the old town hall.
- TIF reports are due to the State Auditor by August 1, 2015 along with annual disclosure of TIF districts published in the paper.

EDA FUND TOTAL (Projected 12/31/17)

ACCOUNT DESCRIPTION	Dec-15 ACTUAL	Dec-16 ACTUAL	Dec-17 ACTUAL	Dec-18 ACTUAL	Dec-19 ESTIMATED	Dec-20 ESTIMATED	Dec-21 ESTIMATED	Dec-22 ESTIMATED	Dec-23 ESTIMATED
TAX INCREMENTS	$689,437.36	$646,846.83	$597,507.61	$548,470.95	$438,810.10	$452,802.04	$438,810.10	$452,802.04	$438,810.10
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MN STATE LOAN PROCEEDS	$2,048.34	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$49.95	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ADMINISTRATION FEES	$34,815.54	$28,138.55	$93,748.65	$37,716.09	$28,855.98	$20,167.88	$19,118.48	$20,167.88	$19,118.48
MISCELLANEOUS	$7,249.95	$3,600.00	$6,600.00	$4,200.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00
TRANSFERS IN	$31,252.80	$590,053.53	$44,418.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$21,162.05	$14,264.47	($13,102.63)	$6,920.18	$7,005.57	$8,680.74	$11,381.39	$14,074.07	$15,665.71
TOTAL REVENUES	$785,966.04	$1,282,903.38	$729,172.43	$597,357.17	$480,671.65	$487,650.66	$475,309.97	$493,043.99	$479,594.29
EXPENDITURES									
PERSONNEL CHARGES & SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER PROFESSIONAL SERVICES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$20,203.52	$2,658.92	$2,010.21	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$5,438.03	$8,946.57	$23,355.19	$66,418.15	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$736.68	$0.00	$2,515.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$3,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOBBYIST COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$172,333.92	$44,415.36	$38,885.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$163,489.00	$112,377.00	$281,408.24	$991,986.00	$183,445.24	$193,939.20	$183,445.24	$193,939.20	$183,445.24
IMPROV. ASSISTANCE	$0.00	$421,037.10	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS	$106,098.00	$78,837.00	$536,599.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$34,815.54	$28,138.55	$93,748.65	$37,716.09	$28,855.98	$20,167.88	$19,118.48	$20,167.88	$19,118.48
HAMMOND RD BOND (TIF 2001C)	$72,350.00	$72,725.00	$73,150.00	$84,273.00	$97,375.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$48,635.35	$11,154.71	$13,842.78	$6,224.79	$3,478.25	$3,478.25	$3,478.25	$3,478.25	$3,478.25
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$17,500.00	$20,000.00	$15,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$455,716.12	$925,708.77	$1,091,044.43	$1,240,503.03	$313,154.47	$217,585.32	$206,041.97	$217,585.32	$206,041.97
EXCESS REVENUE OVER EXPENSES	$330,249.92	$357,194.61	($361,872.00)	($643,145.86)	$167,517.18	$270,065.34	$269,268.00	$275,458.67	$273,552.32
BEGINNING FUND BALANCE	$1,261,123.99	$1,591,373.91	$1,948,568.52	$1,586,696.52	$943,550.66	$1,111,067.84	$1,381,133.17	$1,650,401.18	$1,925,859.85
ENDING FUND BALANCE	$1,591,373.91	$1,948,568.52	$1,586,696.52	$943,550.66	$1,111,067.84	$1,381,133.17	$1,650,401.18	$1,925,859.85	$2,199,412.17
III. RESTRICTED REDEVELOPMENT	$114,390.01	$115,332.52	($448,214.19)	($339,740.51)	($244,188.72)	($28,250.25)	$188,770.93	$409,462.62	$630,121.60
II. REDEVELOPMENT POOL	$253,431.31	$421,037.10	$425,956.12	$428,167.63	$434,243.52	$440,380.18	$446,578.20	$452,838.20	$459,160.80
VIII. RESTRICTED MANUFACT. POOL	$7,160.51	$32,931.95	$43,383.29	$44,518.46	$44,518.46	$44,518.46	$44,518.46	$44,518.46	$44,518.46
V. RESTRICTED RENEWAL/RENOVATIC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
VII. RESTRICTED HOUSING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
RESTRICTED ADMINISTRATION FEES	($106,583.40)	($77,502.07)	$6,635.21	$38,683.46	$67,926.27	$88,773.41	$108,779.62	$130,035.29	$150,454.13
RESTRICTED IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IV. GENERAL RENEWAL POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
VI. GENERAL HOUSING POOL	$130,175.65	$180,681.02	$237,229.86	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49
I. SURPLUS INCREMENT	$399,857.42	$487,032.67	$513,741.32	($289,131.98)	($259,758.41)	($239,961.18)	($221,337.90)	($201,580.09)	($182,996.62)
LOAN PAYBACK - UNRESTRICTED	$525,377.78	$521,490.70	$540,400.29	$555,145.49	$562,418.60	$569,764.45	$577,183.75	$584,677.25	$592,245.68
MN STATE LOAN PROCEEDS	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62

THERMOFORM - District #1-2 (103)
(REQUIRED DECERTIFICATION - December 31, 2016)

ACCOUNT DESCRIPTION	Dec-15 ACTUAL	Dec-16 ACTUAL	Dec-17 ACTUAL	Dec-18 ACTUAL	Dec-19 ESTIMATED	Dec-20 ESTIMATED	Dec-21 ESTIMATED	Dec-22 ESTIMATED	Dec-23 ESTIMATED
TAX INCREMENTS	$155,380.68	$148,137.10	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$9,273.90	($5,415.86)	$1,334.30	$46.51	$75.90	$136.66	$198.02	$260.00	$322.60
BOND PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$7,249.95	$3,600.00	$6,600.00	$4,200.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL REVENUES	$171,904.53	$146,321.24	$7,934.30	$4,246.51	$6,075.90	$6,136.66	$6,198.02	$6,260.00	$6,322.60
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$3,317.39	$0.00	$1,850.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV. ASSISTANCE	$0.00	$421,037.10	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$259.34	$331.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
25% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$2,593.37	$0.00	$2,741.17	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROV. (TECHWEIGH)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$2,852.71	$424,686.23	$2,741.17	$1,850.00	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER EXPENDITURES	$169,051.82	($278,364.99)	$5,193.13	$2,396.51	$6,075.90	$6,136.66	$6,198.02	$6,260.00	$6,322.60
BEGINNING FUND BALANCE	$109,313.17	$278,364.99	$0.00	$5,193.13	$7,589.64	$13,665.54	$19,802.19	$26,000.22	$32,260.22
ENDING FUND BALANCE	$278,364.99	$0.00	$5,193.13	$7,589.64	$13,665.54	$19,802.19	$26,000.22	$32,260.22	$38,582.82
RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
REDEVELOPMENT POOL	$253,431.31	$0.00	$4,919.02	$7,130.53	$13,206.42	$19,343.08	$25,541.10	$31,801.10	$38,123.70
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$24,933.68	$0.00	$274.12	$459.12	$459.12	$459.12	$459.12	$459.12	$459.12

COTTAGES - District #1-9 (110)

(REQUIRED DECERTIFICATION - December 31, 2020)

REVENUES	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$45,286.55	$52,266.65	$50,654.62	$53,786.74	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$1,962.82	($1,343.18)	$6,366.99	$6,451.76	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL REVENUES	$47,249.37	$50,923.47	$57,021.61	$60,238.50	$0.00	$0.00	$0.00	$0.00	$0.00
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$0.00	$53,276.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$35.34	$38.01	$42.98	$5,374.99	$0.00	$0.00	$0.00	$0.00	$0.00
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$353.37	$380.09	$429.79	$473.88	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$388.71	$418.10	$472.77	$59,124.87	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER EXPENDITURES	$46,860.66	$50,505.37	$56,548.84	$1,113.63	$0.00	$0.00	$0.00	$0.00	$0.00
BEGINNING FUND BALANCE	$83,314.98	$130,175.65	$180,681.02	$237,229.86	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49
ENDING FUND BALANCE	$130,175.65	$180,681.02	$237,229.86	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49
RESTRICTED HOUSING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
GENERAL HOUSING POOL	$130,175.65	$180,681.02	$237,229.86	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49	$238,343.49
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

COMTAL - District #1-14 (115)

(REQUIRED DECERTIFICATION - December 31, 2024)

REVENUES	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$112,496.42	$114,819.52	$113,461.96	$128,764.89	$128,764.89	$128,764.89	$128,764.89	$128,764.89	$128,764.89
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$5,846.41	($3,650.70)	$12,314.94	$11,493.73	$4,602.75	$4,859.91	$6,190.76	$7,534.93	$8,892.53
TOTAL REVENUES	$118,342.83	$111,168.82	$125,776.90	$140,258.62	$133,367.64	$133,624.80	$134,955.65	$136,299.82	$137,657.42
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS (2004A)	$84,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$15,671.58	$7,311.83	$7,359.37	$8,476.34	$9,786.54	$49.04	$49.04	$49.04	$49.04
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$365.84	$393.30	$443.70	$490.43	$490.43	$490.43	$490.43	$490.43	$490.43
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
HAMMOND RD BOND (TIF 2001C)	$72,350.00	$72,725.00	$73,150.00	$84,273.00	$97,375.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$172,387.42	$80,430.13	$80,953.07	$93,239.77	$107,651.97	$539.47	$539.47	$539.47	$539.47
EXCESS REVENUE OVER EXPENDITURES	($54,044.59)	$30,738.69	$44,823.83	$47,018.85	$25,715.67	$133,085.33	$134,416.18	$135,760.34	$137,117.95
BEGINNING FUND BALANCE	$391,738.55	$337,693.96	$368,432.65	$413,256.48	$460,275.33	$485,991.00	$619,076.32	$753,492.50	$889,252.85
ENDING FUND BALANCE	$337,693.96	$368,432.65	$413,256.48	$460,275.33	$485,991.00	$619,076.32	$753,492.50	$889,252.85	$1,026,370.79
RESTRICTED REDEVELOPMENT	$319,707.88	$342,403.56	$379,132.08	$416,826.95	$431,777.43	$564,808.81	$699,171.04	$834,877.43	$971,941.43
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$17,986.08	$26,029.09	$34,124.40	$43,448.37	$54,213.57	$54,267.52	$54,321.47	$54,375.41	$54,429.36

BIRCH LAKE VILLAS - District #1-15 (116)
(REQUIRED DECERTIFICATION - December 31, 2026)

REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$83,969.75	$84,442.03	$86,490.30	$89,131.99	$89,131.99	$89,131.99	$89,131.99	$89,131.99	$89,131.99
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	($4,182.43)	$2,478.99	($23,777.87)	($16,391.46)	($3,479.82)	($2,635.61)	($1,782.96)	($921.78)	($52.00)
TOTAL REVENUES	$79,787.32	$86,921.02	$62,712.43	$72,740.53	$85,652.17	$86,496.38	$87,349.03	$88,210.21	$89,079.99
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$42,262.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS (TIF BOND 2005B)	$22,098.00	$78,837.00	$536,599.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$6,528.00	$7,973.23	$53,757.13	$111.93	$111.93	$111.93	$111.93	$111.93	$111.93
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$919.98	$895.28	$972.28	$1,119.33	$1,119.33	$1,119.33	$1,119.33	$1,119.33	$1,119.33
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$71,807.98	$87,705.51	$591,328.41	$1,231.26	$1,231.26	$1,231.26	$1,231.26	$1,231.26	$1,231.26
EXCESS REVENUE OVER EXPENDITURES	$7,979.34	($784.49)	($528,615.98)	$71,509.27	$84,420.90	$85,265.11	$86,117.76	$86,978.94	$87,848.73
BEGINNING FUND BALANCE	$101,929.63	$109,908.97	$109,124.48	($419,491.49)	($347,982.23)	($263,561.32)	($178,296.21)	($92,178.44)	($5,199.50)
ENDING FUND BALANCE	$109,908.97	$109,124.48	($419,491.49)	($347,982.23)	($263,561.32)	($178,296.21)	($92,178.44)	($5,199.50)	$82,649.23
RESTRICTED REDEVELOPMENT	($6,715.17)	($16,270.21)	($604,019.03)	($532,632.89)	($448,335.11)	($363,193.12)	($277,198.49)	($190,342.67)	($102,617.06)
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$95,398.79	$95,398.79	$95,398.79	$95,398.79	$95,398.79	$95,398.79	$95,398.79	$95,398.79	$95,398.79
SURPLUS INCREMENT	$21,225.36	$29,995.91	$89,128.75	$89,251.87	$89,375.00	$89,498.13	$89,621.25	$89,744.38	$89,867.50

BOARDWALK/BARTYLLA - District #1-17 (118)
(REQUIRED DECERTIFICATION - December 31, 2030)

REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$40,912.36	$47,735.93	$61,265.74	$75,257.68	$61,265.74	$75,257.68	$61,265.74	$75,257.68	$61,265.74
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$1,176.19	($923.87)	$3,715.92	$2,920.81	$684.10	$789.85	$921.14	$1,029.26	$0.00
TOTAL REVENUES	$42,088.55	$46,812.06	$64,981.66	$78,178.49	$61,949.84	$76,047.53	$62,186.88	$76,286.94	$61,265.74
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$29,253.00	$35,802.00	$45,892.00	$57,194.00	$45,949.31	$56,443.26	$45,949.31	$56,443.26	$45,949.31
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$2,981.84	$3,640.67	$4,655.83	$5,794.92	$4,670.45	$5,719.85	$4,670.45	$5,719.85	$4,670.45
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$565.36	$604.66	$666.26	$755.23	$755.23	$755.23	$755.23	$755.23	$755.23
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$32,800.20	$40,047.33	$51,214.09	$63,744.15	$51,374.99	$62,918.34	$51,374.99	$62,918.34	$51,374.99
EXCESS REVENUE OVER EXPENDITURES	$9,288.35	$6,764.73	$13,767.57	$14,434.34	$10,574.86	$13,129.19	$10,811.90	$13,368.60	$9,890.75
BEGINNING FUND BALANCE	$24,155.36	$33,443.72	$40,208.45	$53,976.02	$68,410.36	$78,985.22	$92,114.41	$102,926.30	$116,294.91
ENDING FUND BALANCE	$33,443.72	$40,208.45	$53,976.02	$68,410.36	$78,985.22	$92,114.41	$102,926.30	$116,294.91	$126,185.66
RESTRICTED REDEVELOPMENT	$8,736.57	$11,496.57	$20,142.74	$28,202.66	$33,640.02	$40,477.37	$46,151.77	$53,228.54	$57,981.79
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$24,707.15	$28,711.88	$33,833.29	$40,207.70	$45,345.20	$51,637.03	$56,774.53	$63,066.37	$68,203.87

WYLDRIDGE/DAVIDSON - District #1-18 (119)
(REQUIRED DECERTIFICATION - December 31, 2031)

REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$25,197.86	$25,888.97	$26,987.31	$30,931.59	$30,931.59	$30,931.59	$30,931.59	$30,931.59	$30,931.59
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	($104.60)	($27.56)	$156.03	$29.04	($118.92)	($55.45)	$8.65	$73.39	$138.78
TOTAL REVENUES	$25,093.26	$25,861.41	$27,143.34	$30,960.63	$30,812.67	$30,876.14	$30,940.24	$31,004.98	$31,070.37
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$17,575.00	$18,122.00	$18,891.00	$21,652.00	$21,652.11	$21,652.11	$21,652.11	$21,652.11	$21,652.11
BOND PAYMENTS (TIF BOND 2005A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$1,801.57	$1,859.46	$1,941.82	$2,224.17	$2,224.18	$2,224.18	$2,224.18	$2,224.18	$2,224.18
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$440.66	$472.56	$527.16	$589.73	$589.73	$589.73	$589.73	$589.73	$589.73
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$19,817.23	$20,454.02	$21,359.98	$24,465.90	$24,466.03	$24,466.03	$24,466.03	$24,466.03	$24,466.03
EXCESS REVENUE OVER EXPENDITURES	$5,276.03	$5,407.39	$5,783.36	$6,494.73	$6,346.65	$6,410.11	$6,474.21	$6,538.96	$6,604.35
BEGINNING FUND BALANCE	($34,853.07)	($29,577.03)	($24,169.64)	($18,386.28)	($11,891.55)	($5,544.90)	$865.21	$7,339.43	$13,878.38
ENDING FUND BALANCE	($29,577.03)	($24,169.64)	($18,386.28)	($11,891.55)	($5,544.90)	$865.21	$7,339.43	$13,878.38	$20,482.73
RESTRICTED REDEVELOPMENT	($47,609.22)	($44,247.22)	($40,599.86)	($36,551.72)	($32,651.68)	($28,688.16)	($24,660.55)	($20,568.20)	($16,410.45)
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$18,032.18	$20,077.58	$22,213.58	$24,660.17	$27,106.77	$29,553.38	$31,999.98	$34,446.58	$36,893.19

HERAEUS VADNAIS - District #1-20 (121)

(ANTICIPATED REQUIRED DECERTIFICATION - December 31, 2018)

REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$22,076.10	$29,417.62	$31,243.94	$41,882.17	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$723.55	($478.43)	$1,908.08	$1,173.73	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL REVENUES	$22,799.65	$28,939.19	$33,152.02	$43,055.90	$0.00	$0.00	$0.00	$0.00	$0.00
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$19,797.00	$26,476.00	$28,120.00	$37,694.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$2,013.79	$2,684.29	$2,853.59	$3,769.40	$0.00	$0.00	$0.00	$0.00	$0.00
15% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$340.90	$366.88	$415.88	$457.33	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$22,151.69	$29,527.17	$31,389.47	$41,920.73	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER EXPENDITURES	$647.96	($587.98)	$1,762.55	$1,135.17	$0.00	$0.00	$0.00	$0.00	$0.00
BEGINNING FUND BALANCE	$1,692.56	$2,340.52	$1,752.54	$3,515.09	$4,650.26	$4,650.26	$4,650.26	$4,650.26	$4,650.26
ENDING FUND BALANCE	$2,340.52	$1,752.54	$3,515.09	$4,650.26	$4,650.26	$4,650.26	$4,650.26	$4,650.26	$4,650.26
RESTRICTED MANUFACTURING	$2,340.52	$1,752.54	$3,515.09	$4,650.26	$4,650.26	$4,650.26	$4,650.26	$4,650.26	$4,650.26
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

TECHWEIGH - District #1-21 (122)

(REQUIRED DECERTIFICATION - December 31, 2038)

REVENUES

ACCOUNT DESCRIPTION	Dec-15 ACTUAL	Dec-16 ACTUAL	Dec-17 ACTUAL	Dec-18 ACTUAL	Dec-19 ESTIMATED	Dec-20 ESTIMATED	Dec-21 ESTIMATED	Dec-22 ESTIMATED	Dec-23 ESTIMATED
TAX INCREMENTS	$16,841.75	$16,797.90	$16,390.71	$23,669.00	$23,669.00	$23,669.00	$23,669.00	$23,669.00	$23,669.00
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$466.25	($342.74)	$333.48	$157.41	($45.56)	($46.01)	($46.47)	($46.94)	($47.41)
TOTAL REVENUES	$17,308.00	$16,455.16	$16,724.19	$23,826.41	$23,623.44	$23,622.99	$23,622.53	$23,622.06	$23,621.59
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$15,103.00	$15,118.00	$14,751.00	$21,302.00	$21,302.00	$21,302.00	$21,302.00	$21,302.00	$21,302.00
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$1,684.18	$1,679.79	$1,639.07	$2,366.90	$2,366.90	$2,366.90	$2,366.90	$2,366.90	$2,366.90
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$365.84	$393.30	$496.61	$490.43	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$17,153.02	$17,191.09	$16,886.68	$24,159.33	$23,668.90	$23,668.90	$23,668.90	$23,668.90	$23,668.90
EXCESS REVENUE OVER EXPENDITURES	$154.99	($735.93)	($162.49)	($332.92)	($45.46)	($45.91)	($46.37)	($46.84)	($47.31)
BEGINNING FUND BALANCE	($3,479.59)	($3,324.61)	($4,060.54)	($4,223.03)	($4,555.95)	($4,601.41)	($4,647.32)	($4,693.69)	($4,740.53)
ENDING FUND BALANCE	($3,324.61)	($4,060.54)	($4,223.03)	($4,555.95)	($4,601.41)	($4,647.32)	($4,693.69)	($4,740.53)	($4,787.84)
RESTRICTED REDEVELOPMENT	($131,146.82)	($133,601.86)	($135,453.02)	($138,201.87)	($140,614.22)	($143,027.02)	($145,440.29)	($147,854.01)	($150,268.21)
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$127,822.21	$129,541.32	$131,229.99	$133,645.92	$136,012.81	$138,379.70	$140,746.59	$143,113.48	$145,480.37

NEXTERN - District #1-21 (122)

(REQUIRED DECERTIFICATION - December 31, 2038)

REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$0.00	$0.00	$973.04	$18,939.31	$18,939.31	$18,939.31	$18,939.31	$18,939.31	$18,939.31
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	($21.15)	($342.74)	$0.00	($780.69)	($370.41)	($374.11)	($377.85)	($381.62)	($385.44)
TOTAL REVENUES	($21.15)	($342.74)	$973.04	$18,158.62	$18,568.90	$18,565.20	$18,561.46	$18,557.69	$18,553.87
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$20,203.52	$2,658.92	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$137.70	$8,946.57	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$3,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$876.00	$17,045.00	$17,045.00	$17,045.00	$17,045.00	$17,045.00	$17,045.00
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$0.00	$0.00	$97.30	$1,893.93	$1,893.93	$1,893.93	$1,893.93	$1,893.93	$1,893.93
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$24,291.22	$11,605.49	$973.30	$18,938.93	$18,938.93	$18,938.93	$18,938.93	$18,938.93	$18,938.93
EXCESS REVENUE OVER EXPENDITURES	($24,312.37)	($11,948.23)	($0.26)	($780.31)	($370.03)	($373.73)	($377.47)	($381.25)	($385.06)
BEGINNING FUND BALANCE	$0.00	($24,312.37)	($36,260.60)	($36,260.86)	($37,041.18)	($37,411.21)	($37,784.94)	($38,162.41)	($38,543.66)
ENDING FUND BALANCE	($24,312.37)	($36,260.60)	($36,260.86)	($37,041.18)	($37,411.21)	($37,784.94)	($38,162.41)	($38,543.66)	($38,928.71)
RESTRICTED REDEVELOPMENT	($26,741.49)	($39,850.27)	($39,947.87)	($42,622.07)	($44,886.00)	($47,153.62)	($49,424.99)	($51,700.12)	($53,979.07)
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$2,429.12	$3,589.67	$3,687.00	$5,580.89	$7,474.79	$9,368.68	$11,262.57	$13,156.47	$15,050.36

WATER GREMLIN - District #1-22 (123)

(REQUIRED DECERTIFICATION - June 1, 2040)

REVENUES	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$2,028.17	$2,345.46	$190,088.65	$86,107.58	$86,107.58	$86,107.58	$86,107.58	$86,107.58	$86,107.58
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PROCEEDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	($2.38)	$5.79	$633.19	($187.52)	($60.54)	($58.30)	($56.03)	($53.74)	($51.42)
TOTAL REVENUES	$2,025.79	$2,351.25	$190,721.84	$85,920.06	$86,047.04	$86,049.28	$86,051.55	$86,053.84	$86,056.16
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$1,167.25	$0.00	$605.50	($985.50)	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$2,515.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$1,819.00	$2,111.00	$172,878.24	$77,497.00	$77,496.82	$77,496.82	$77,496.82	$77,496.82	$77,496.82
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$0.00	$422.11	$17,652.32	$7,703.50	$7,802.04	$7,802.04	$7,802.04	$7,802.04	$7,802.04
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$529.69	$2,110.12	$524.43	$523.53	$523.53	$523.53	$523.53	$523.53	$523.53
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$3,515.94	$4,643.23	$194,175.49	$84,738.53	$85,822.39	$85,822.39	$85,822.39	$85,822.39	$85,822.39
EXCESS REVENUE OVER EXPENDITURES	($1,490.15)	($2,291.98)	($3,453.65)	$1,181.53	$224.65	$226.90	$229.17	$231.46	$233.77
BEGINNING FUND BALANCE	$0.00	($1,490.15)	($3,782.13)	($7,235.78)	($6,054.25)	($5,829.60)	($5,602.70)	($5,373.54)	($5,142.08)
ENDING FUND BALANCE	($1,490.15)	($3,782.13)	($7,235.78)	($6,054.25)	($5,829.60)	($5,602.70)	($5,373.54)	($5,142.08)	($4,908.31)
RESTRICTED REDEVELOPMENT	($1,841.74)	($4,598.05)	($27,469.24)	($34,761.57)	($43,119.16)	($51,474.50)	($59,827.57)	($68,178.36)	($76,526.82)
RESTRICTED OUTSIDE REDEVELOPME	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$351.59	$815.92	$20,233.47	$28,707.32	$37,289.56	$45,871.80	$54,454.04	$63,036.27	$71,618.51

OTHER									
REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$32,265.00	$0.00	$983.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$49.95	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$31,252.80	$590,053.53	$22,209.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	($277.92)	$27,827.31	($33,775.54)	($8,395.39)	($1,941.88)	($1,961.30)	($1,980.91)	($2,000.72)	($2,020.73)
TOTAL REVENUES	$63,239.88	$617,880.84	($10,582.87)	($8,345.44)	($1,941.88)	($1,961.30)	($1,980.91)	($2,000.72)	($2,020.73)
EXPENDITURES									
PUBLICATIONS COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$2,010.21	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$22,749.69	$67,403.65	$0.00	$0.00	$0.00	$0.00	$0.00
BOND COUNCIL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$736.68	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROV. (Admin Bldg/Hwy 96)	$0.00	$0.00	$0.00	$37,035.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$0.00	$706,326.00	$0.00	$0.00	$0.00	$0.00	$0.00
BOND PAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$0.00	$3,934.51	$5,223.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$17,500.00	$20,000.00	$15,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$736.68	$21,434.51	$49,982.90	$825,764.65	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER EXPENDITURES	$62,503.20	$596,446.33	($60,565.77)	($834,110.09)	($1,941.88)	($1,961.30)	($1,980.91)	($2,000.72)	($2,020.73)
BEGINNING FUND BALANCE	$41,538.28	$104,041.48	$700,487.81	$639,922.04	($194,188.05)	($196,129.93)	($198,091.23)	($200,072.14)	($202,072.86)
ENDING FUND BALANCE	$104,041.48	$700,487.81	$639,922.04	($194,188.05)	($196,129.93)	($198,091.23)	($200,072.14)	($202,072.86)	($204,093.59)
RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER RESTRICTED INCREMENT	$0.00	$452,216.51	$460,905.30	$460,905.30	$460,905.30	$460,905.30	$460,905.30	$460,905.30	$460,905.30
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SURPLUS INCREMENT	$104,041.48	$248,271.30	$179,016.74	($655,093.35)	($657,035.23)	($658,996.53)	($660,977.44)	($662,978.16)	($664,998.89)

ADMINISTRATION ACCOUNT

REVENUES									
	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
TAX INCREMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN REPAYMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ADMINISTRATION FEES	$34,815.54	$28,138.55	$93,748.65	$37,716.09	$28,855.98	$20,167.88	$19,118.48	$20,167.88	$19,118.48
DEVELOPER DEPOSITS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS IN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	($4,806.02)	$1,500.40	($9,082.36)	($4,342.95)	$386.83	$679.26	$887.73	$1,087.80	$1,300.35
TOTAL REVENUES	$30,009.52	$29,638.95	$84,666.29	$33,373.14	$29,242.81	$20,847.14	$20,006.21	$21,255.67	$20,418.83
EXPENDITURES									
PERSONNEL CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$4,133.08	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER PROFESSIONAL SERVICES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOBBYIST COSTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10% ADMINISTRATION FEE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
20% IMPROVEMENT POOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$588.33	$557.62	$529.01	$1,324.90	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFERS TO GENERAL FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TRANSFER TO OTHER FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$4,721.41	$557.62	$529.01	$1,324.90	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER EXPENDITURES	$25,288.11	$29,081.33	$84,137.28	$32,048.24	$29,242.81	$20,847.14	$20,006.21	$21,255.67	$20,418.83
BEGINNING FUND BALANCE	($131,871.51)	($106,583.40)	($77,502.07)	$6,635.21	$38,683.46	$67,926.27	$88,773.41	$108,779.62	$130,035.29
ENDING FUND BALANCE	($106,583.40)	($77,502.07)	$6,635.21	$38,683.46	$67,926.27	$88,773.41	$108,779.62	$130,035.29	$150,454.13
RESTRICTED ADMINISTRATION FEES	($106,583.40)	($77,502.07)	$6,635.21	$38,683.46	$67,926.27	$88,773.41	$108,779.62	$130,035.29	$150,454.13
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
UNRESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

LOAN PAYBACK ACCOUNT									
REVENUES	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23
ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED	ESTIMATED
CORTEC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
THERMOFORM	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
POROUS MEDIA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MEADOWLANDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SCHWING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
COTTAGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
STATE TOOL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ST. CROIX VALLEY HARDWOODS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ST. CROIX VALLEY (STATE LOAN)	$2,048.34	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
COMTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
COMTAL (STATE LOAN)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
EPI	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
WATER GREMLIN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
SMC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
INTEREST EARNINGS	$6,946.06	($3,614.07)	$18,909.59	$14,745.20	$7,273.11	$7,345.84	$7,419.30	$7,493.50	$7,568.43
TOTAL REVENUES	$8,994.40	($3,614.07)	$18,909.59	$14,745.20	$7,273.11	$7,345.84	$7,419.30	$7,493.50	$7,568.43
EXPENDITURES									
PERSONNEL CHARGES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
ENGINEERING FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LEGAL FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FISCAL CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TIF CONSULTANT FEES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
IMPROV./LAND ASSITANCE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISCELLANEOUS	$9,600.00	$273.01	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PARK BOND (TIF BOND 1999D/2006A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EXPENDITURES	$9,600.00	$273.01	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
EXCESS REVENUE OVER									
EXPENDITURES	($605.60)	($3,887.08)	$18,909.59	$14,745.20	$7,273.11	$7,345.84	$7,419.30	$7,493.50	$7,568.43
BEGINNING FUND BALANCE	$698,149.21	$697,543.61	$693,656.53	$712,566.12	$727,311.32	$734,584.43	$741,930.28	$749,349.58	$756,843.08
ENDING FUND BALANCE	$697,543.61	$693,656.53	$712,566.12	$727,311.32	$734,584.43	$741,930.28	$749,349.58	$756,843.08	$764,411.51
RESTRICTED IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
OTHER RESTRICTED INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
LOAN PAYBACK - UNRESTRICTED	$429,978.99	$426,091.91	$445,001.50	$459,746.70	$467,019.81	$474,365.66	$481,784.96	$489,278.46	$496,846.89
MN STATE LOAN PROCEEDS	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62	$267,564.62
SURPLUS INCREMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

EDAB Meeting
November 12, 2019

Agenda Number: **6**

Subject: December Meeting – Reschedule/Cancel Due to Annual Budget Meeting

Documentation: None

Action / Motion for Consideration:

Report at Meeting / Discussion

EDAB Meeting
November 12, 2019

Agenda Number: **7 - 8**

Subject: Added Agenda Items

Adjournment

Documentation: Miscellaneous Minutes of Interest / Miscellaneous Articles of Interest

Action / Motion for Consideration:

Receive Added Agenda Items

Adjourn Meeting