

Village of DeForest, WI
Data Center Fiscal Analysis
All-In Property Tax Revenue Projection

Construction Year	Value Added	Valuation Year	Total Value	Revenue Year	All In Property Tax Rate w/ QTS	All In Property Tax Revenue	Local Property Tax Rate w/ QTS	Local Property Tax Revenue
2026	0	2027	0	2028	\$ 17.60	-	\$ 5.57	-
2027	392,147,955	2028	392,147,955	2029	\$ 14.21	5,572,478	\$ 4.58	1,796,038
2028	366,295,455	2029	758,443,410	2030	\$ 12.66	9,598,259	\$ 3.96	3,003,436
2029	366,295,455	2030	1,124,738,865	2031	\$ 10.27	11,554,188	\$ 3.20	3,599,164
2030	75,259,500	2031	1,199,998,365	2032	\$ 9.96	11,955,353	\$ 3.19	3,827,995
2031	0	2032	1,199,998,365	2033	\$ 9.10	10,918,696	\$ 2.92	3,503,995
2032	0	2033	1,199,998,365	2034	\$ 9.18	11,017,991	\$ 2.95	3,539,995
2033	0	2034	1,199,998,365	2035	\$ 8.49	10,186,841	\$ 2.68	3,215,996
2034	0	2035	1,199,998,365	2036	\$ 8.57	10,288,553	\$ 2.68	3,215,996
2035	0	2036	1,199,998,365	2037	\$ 7.89	9,468,651	\$ 2.46	2,951,996
2036	0	2037	1,199,998,365	2038	\$ 7.70	9,241,030	\$ 2.39	2,867,996
2037	0	2038	1,199,998,365	2039	\$ 6.81	8,175,695	\$ 2.17	2,603,996
2038	0	2039	1,199,998,365	2040	\$ 7.08	8,497,730	\$ 2.18	2,615,996
2039	0	2040	1,199,998,365	2041	\$ 6.59	7,904,874	\$ 2.02	2,423,997
						124,380,341		39,166,596

Village of DeForest, WI
Data Center Fiscal Analysis
Average Household Impact on Property Assessed at \$390,000 on 1/1/2026

Valuation Year	Total Value	All In Property Tax Rate without QTS	All In Property Tax Revenue without QTS	All In Property Tax Rate with QTS	All In Property Tax Revenue with QTS	Savings on All-In Tax Bill with QTS	Savings on All-In Tax Rate with QTS	Local Property Tax Rate without QTS	Local Property Tax Revenue without QTS	Local Property Tax Rate with QTS	Local Property Tax Revenue with QTS	Savings on Local Tax Bill with QTS	Savings on Local Tax Rate with QTS
2026	390,000	17.33	6,759	17.33	6,759	-	-	5.46	2,129	5.46	2,129	-	-
2027	391,437	17.60	6,889	17.60	6,889	-	-	5.57	2,180	5.57	2,180	-	-
2028	427,215	16.55	7,070	14.21	6,071	(1,000)	(2.34)	5.33	2,277	4.58	1,957	(320.41)	(0.75)
2029	428,789	16.51	7,079	12.66	5,426	(1,653)	(3.85)	5.14	2,204	3.96	1,698	(505.97)	(1.18)
2030	467,980	14.43	6,753	10.27	4,807	(1,945)	(4.16)	4.43	2,073	3.20	1,498	(575.62)	(1.23)
2031	469,705	13.98	6,566	9.96	4,680	(1,887)	(4.02)	4.42	2,076	3.19	1,498	(577.74)	(1.23)
2032	512,636	12.67	6,495	9.10	4,664	(1,831)	(3.57)	4.03	2,066	2.92	1,497	(569.03)	(1.11)
2033	514,525	12.79	6,581	9.18	4,724	(1,857)	(3.61)	4.07	2,094	2.95	1,518	(576.27)	(1.12)
2034	561,552	11.82	6,638	8.49	4,767	(1,871)	(3.33)	3.69	2,072	2.68	1,505	(567.17)	(1.01)
2035	563,622	11.94	6,730	8.57	4,832	(1,897)	(3.37)	3.70	2,085	2.68	1,511	(574.89)	(1.02)
2036	615,136	10.93	6,723	7.89	4,854	(1,870)	(3.04)	3.38	2,079	2.46	1,513	(565.93)	(0.92)
2037	617,404	10.52	6,495	7.70	4,755	(1,741)	(2.82)	3.24	2,000	2.39	1,476	(524.79)	(0.85)
2038	673,834	9.48	6,388	6.81	4,591	(1,797)	(2.67)	2.91	1,961	2.17	1,462	(498.64)	(0.74)
2039	676,317	9.60	6,493	7.08	4,789	(1,703)	(2.52)	2.93	1,982	2.18	1,474	(507.24)	(0.75)
2040	738,132	8.93	6,592	6.59	4,862	(1,729)	(2.34)	2.71	2,000	2.02	1,491	(509.31)	(0.69)
2041	740,853	8.90	6,594	6.50	4,816	(1,778)	(2.40)	2.70	2,000	2.00	1,482	(518.60)	(0.70)
2042	808,566	8.60	6,954	6.10	4,932	(2,021)	(2.50)	2.60	2,102	1.88	1,520	(582.17)	(0.72)
15 year total						(26,579)						15 year total	(7,974)
15 year average						(1,772)	(3.10)					15 year average	(532) (0.93)



Village of DeForest, WI

QTS Fiscal Impact Analysis

January 6, 2026

Objectives

Review

Financial trends, strengths and weaknesses.

Illustrate

Long-range levy forecast that incorporates all Levy supported funds – “stress tests” levy ability

Analyze

Project equalized and assessed values to determine tax rate implications due to QTS

Educate

Provide context to decision makers so they may make informed decisions



REVIEW

LEVY LIMIT RESTRICTIONS & OTHER STATUTORY GUIDELINES

Levy Limits Basics

- Current limit (Sec. 66.0602, Wis. Stats.):

The prior year's actual levy may be increased by a percentage equal to net new construction in the preceding year (or zero, if none)

- ✓ Subject to numerous adjustments that may reduce or increase allowable levy

Formula:

What did we do last year net of debt?

Add: NNC % of last year

= Min. Allowable Levy (pre-adjustment) a.k.a "Base Levy"

Add: Debt as needed up to total GO Debt payment

Financial Limitations

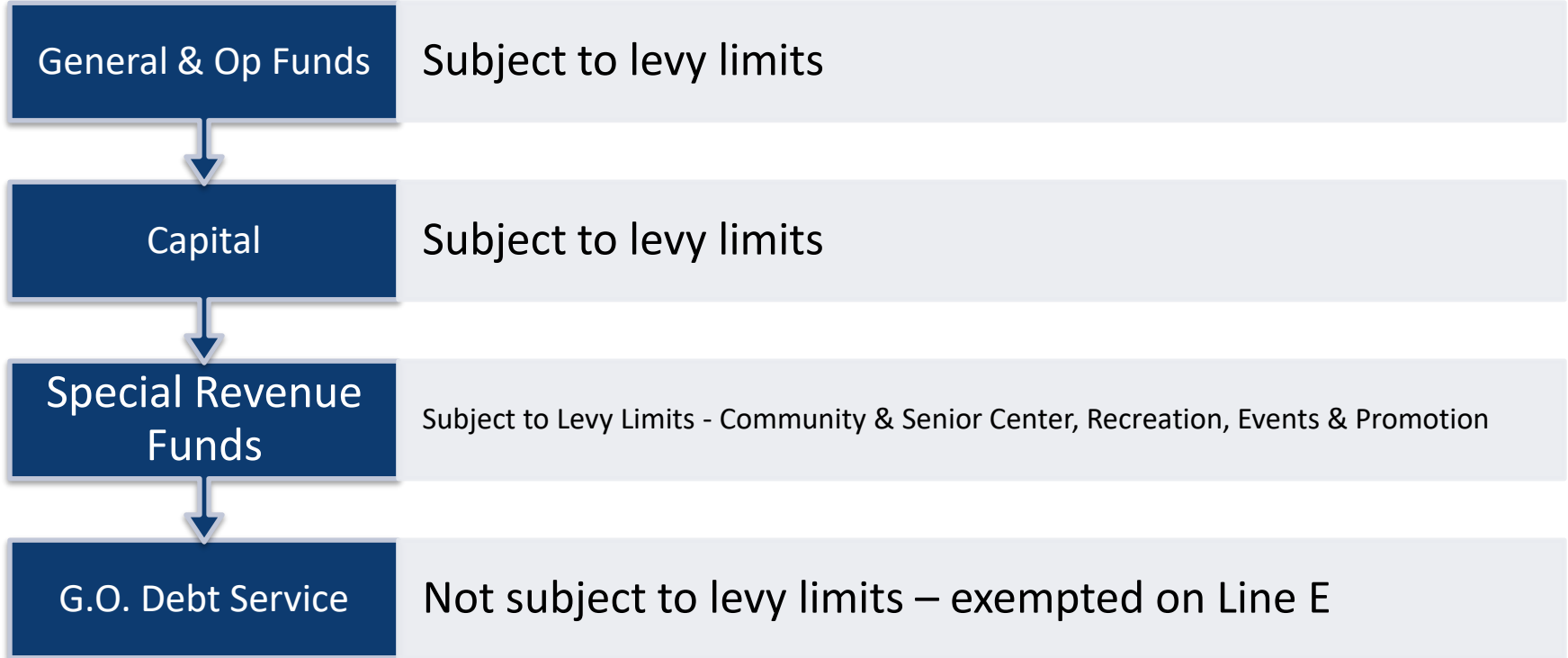
Levy Limits & Net New Construction

- Applies to all Municipalities in WI
- Five-year average 5.66%; strong (Dane Co. 5-yr avg. 2.4%)

General Obligation Borrowing Capacity

- 5% of TID IN Equalized Value
- Currently 5%; very low utilization, \$133m capacity

Village Levy Components





EQUALIZED & ASSESSED VALUE PROJECTIONS WITH AND WITHOUT QTS

Key Assumptions – Value Projections

Village Growth

- 5-year history of NNC and Econ. Growth
- Discount by 25%
 - Project forward on both TID In and TID Out value

TID Closures

- All 8 of the Village's TID's are expected to close in 15-year analysis.
- TID closures reflected in the year the value "comes online"

QTS Build-Out

- 4-year build out
- EV is a % of total construction cost

Assessment Ratio

- Model uses fluctuating asses. ratio based on bi-annual reval
- 4 Year avg is 94.8%
- Reval due in 2026

Key Assumptions – TID Closures

Valuation Year	Budget Year	TID Closures	
2026	2027	33,799,200	TID 3
2027	2028		
2028	2029		
2029	2030		
2030	2031	174,265,303	TID 2
2031	2032	200,211,399	TID 4 & 5
2032	2033	140,252,483	TID 8
2033	2034		
2034	2035		
2035	2036		
2036	2037	92,488,800	TID 6
2037	2038	309,864,017	TID 9
2038	2039	223,256,000	TID 7
2039	2040		
2040	2041		

Equalized Value Projections Without QTS

IV. Projection of TID OUT Equalized Value											
Valuation Year	Budget Year	Projected TID OUT Equalized Value		Economic Change		New Construction		QTS Projected EV		TID Closures	
2026	2027	2,121,806,639	9.90%	90,017,023	4.66%	67,288,916	3.49%	0.00%		33,799,200	1.75% TID 3
2027	2028	2,294,683,070	8.15%	98,927,109	4.66%	73,949,323	3.49%	0.00%		0.00%	
2028	2029	2,481,644,790	8.15%	106,987,299	4.66%	79,974,421	3.49%	0.00%		0.00%	
2029	2030	2,683,839,414	8.15%	115,704,202	4.66%	86,490,422	3.49%	0.00%		0.00%	
2030	2031	3,076,773,360	14.64%	125,131,324	4.66%	93,537,320	3.49%	0.00%		174,265,303	6.49% TID 2
2031	2032	3,527,668,110	14.65%	143,451,475	4.66%	107,231,876	3.49%	0.00%		200,211,399	6.51% TID 4 & 5
2032	2033	3,955,341,068	12.12%	164,473,991	4.66%	122,946,484	3.49%	0.00%		140,252,483	3.98% TID 8
2033	2034	4,277,606,649	8.15%	184,413,814	4.66%	137,851,766	3.49%	0.00%		0.00%	
2034	2035	4,626,129,157	8.15%	199,439,124	4.66%	149,083,384	3.49%	0.00%		0.00%	
2035	2036	5,003,047,903	8.15%	215,688,637	4.66%	161,230,110	3.49%	0.00%		0.00%	
2036	2037	5,503,165,301	10.00%	233,262,096	4.66%	174,366,503	3.49%	0.00%		92,488,800	1.85% TID 6
2037	2038	6,261,405,509	13.78%	256,579,568	4.66%	191,796,622	3.49%	0.00%		309,864,017	5.63% TID 9
2038	2039	6,994,816,118	11.71%	291,931,758	4.66%	218,222,852	3.49%	0.00%		223,256,000	3.57% TID 7
2039	2040	7,564,726,130	8.15%	326,126,293	4.66%	243,783,719	3.49%	0.00%		0.00%	
2040	2041	8,181,070,161	8.15%	352,697,776	4.66%	263,646,254	3.49%	0.00%		0.00%	

QTS Development Assumptions

Village of Deforest, WI QTS Value Projection

Construction Year	QTS Minimum Value Guarantee		
	Sq. Ft.	Equal. Value	Assessed Value
1 2026	0	0	0
2 2027	2,047,770	408,927,121	392,147,955
3 2028	1,912,770	381,968,448	366,295,455
4 2029	1,912,770	381,968,448	366,295,455
5 2030	393,000	78,479,692	75,259,500
Totals	<u>6,266,310</u>	<u>1,251,343,710</u>	<u>1,199,998,365</u>

Equalized Value Projections **With** QTS

IV. Projection of TID OUT Equalized Value											
Valuation Year	Budget Year	Projected TID OUT Equalized Value		Economic Change		New Construction		QTS Projected EV		TID Closures	
2026	2027	2,121,806,639	9.90%	90,017,023	4.66%	67,288,916	3.49%		0.00%	33,799,200	1.75% TID 3
2027	2028	2,294,683,070	8.15%	98,927,109	4.66%	73,949,323	3.49%		0.00%		0.00%
2028	2029	2,890,571,911	25.97%	106,987,299	4.66%	79,974,421	3.49%	408,927,121	17.82%		0.00%
2029	2030	3,508,052,751	21.36%	134,770,019	4.66%	100,742,372	3.49%	381,968,448	13.21%		0.00%
2030	2031	4,350,108,796	24.00%	163,559,445	4.66%	122,262,849	3.49%	381,968,448	10.89%	174,265,303	4.97% TID 2
2031	2032	4,983,229,583	14.55%	202,819,464	4.66%	151,610,233	3.49%	78,479,692	1.80%	200,211,399	4.60% TID 4 & 5
2032	2033	5,529,495,946	10.96%	232,338,086	4.66%	173,675,793	3.49%		0.00%	140,252,483	2.81% TID 8
2033	2034	5,980,017,454	8.15%	257,807,208	4.66%	192,714,299	3.49%		0.00%		0.00%
2034	2035	6,467,245,675	8.15%	278,812,322	4.66%	208,415,900	3.49%		0.00%		0.00%
2035	2036	6,994,171,329	8.15%	301,528,850	4.66%	225,396,805	3.49%		0.00%		0.00%
2036	2037	7,656,517,607	9.47%	326,096,230	4.66%	243,761,247	3.49%		0.00%	92,488,800	1.32% TID 6
2037	2038	8,590,204,461	12.19%	356,977,462	4.66%	266,845,376	3.49%		0.00%	309,864,017	4.05% TID 9
2038	2039	9,513,356,419	10.75%	400,509,676	4.66%	299,386,282	3.49%		0.00%	223,256,000	2.60% TID 7
2039	2040	10,288,467,155	8.15%	443,550,711	4.66%	331,560,025	3.49%		0.00%		0.00%
2040	2041	11,126,730,855	8.15%	479,689,473	4.66%	358,574,227	3.49%		0.00%		0.00%



15 – YEAR VILLAGE LEVY PROJECTION

Levy Projection Methodology

Expenditure Forecast Assumptions

- Commodities = 3%
- Employee Insurance = 8%
- Property & Liability Insurance = 4%
- Services = 4%
- Wages = 4%

Non-levy Revenue Sources

- Held flat at current levels (consistent with trends) outside of known adjustments
- 2% increases for Transportation Aids & State Shared Revenues

Solve Levy Need

- Solve against budgeted expenses to determine Levy need to support services absent other revenue increases

Debt Service Levy

- Current CIP ends in 2031. This plan assumes borrowing for future CIP at current pace

General Fund Summary Without QTS

	Budget						Projected									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
GENERAL FUND																
REVENUES																
Taxes																
Property Taxes General	6,901,332	7,361,276	7,803,620	8,382,109	8,986,643	9,537,907	10,174,480	10,910,231	11,506,584	12,130,924	12,784,730	13,544,572	14,330,114	15,132,845	15,928,948	16,763,696
Other Taxes	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000	469,000
Intergovernmental Revenues	1,900,977	1,910,854	1,920,928	1,933,471	1,946,266	1,959,316	1,972,627	1,861,031	1,872,376	1,883,949	1,895,752	1,907,792	1,920,073	1,932,599	1,945,376	1,958,408
Licenses & Permits	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935
Fines, Forfeitures & Penalties	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
Public Charges for Services	159,800	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359
Miscellaneous Revenues	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250
Other Financing Sources	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086
TOTAL REVENUES	10,344,380	10,815,760	11,268,178	11,859,211	12,476,539	\$ 13,040,853	13,690,737	14,314,892	14,922,590	15,558,502	16,224,112	16,995,994	17,793,817	18,609,074	19,417,953	20,265,734
EXPENDITURES																
General Administration	1,393,034	1,491,706	1,554,722	1,620,691	1,689,765	1,802,108	1,979,491	2,109,563	2,200,479	2,295,725	2,395,533	2,575,145	2,752,822	2,918,556	3,046,950	3,181,593
Public Safety	4,703,719	4,896,135	5,096,999	5,424,863	5,766,814	6,002,910	6,249,469	6,507,021	6,776,130	7,057,390	7,351,436	7,658,936	7,980,603	8,317,192	8,669,507	9,038,399
Public Works	1,688,524	1,756,821	1,828,029	1,902,282	1,979,723	2,060,498	2,144,766	2,232,690	2,324,443	2,420,208	2,520,177	2,624,553	2,733,549	2,847,391	2,966,315	3,090,574
Parks & Recreation	968,363	1,010,406	1,054,449	1,100,597	1,148,964	1,199,670	1,252,842	1,308,614	1,367,130	1,428,542	1,493,011	1,560,710	1,631,820	1,706,537	1,785,066	1,867,629
Library	1,279,231	1,336,441	1,396,452	1,459,418	1,525,503	1,594,881	1,667,736	1,744,264	1,824,675	1,909,189	1,998,044	2,091,492	2,189,799	2,293,251	2,402,153	2,516,828
Neighborhood Services/Planning	311,509	324,252	337,528	351,359	365,770	380,786	396,433	412,740	429,734	447,447	465,911	485,159	505,225	526,146	547,962	570,712
Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	10,344,380	10,815,760	11,268,178	11,859,211	12,476,539	\$ 13,040,853	13,690,737	14,314,892	14,922,590	15,558,502	16,224,112	16,995,994	17,793,817	18,609,074	19,417,953	20,265,734
Change in General Fund levy from prior year	7.59%	6.66%	6.01%	7.41%	7.21%	6.13%	6.67%	7.23%	5.47%	5.43%	5.39%	5.94%	5.80%	5.60%	5.26%	5.24%

Full Levy Summary Without QTS

	Budget						Projected									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
General Fund Levy	6,901,332	7,361,276	7,803,620	8,382,109	8,986,643	9,537,907	10,174,480	10,910,231	11,506,584	12,130,924	12,784,730	13,544,572	14,330,114	15,132,845	15,928,948	16,763,696
Debt Service Levy	2,957,417	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055
Capital Levy	100,000	100,000	100,000	100,000	130,000	130,000	130,000	160,000	160,000	160,000	160,000	180,000	180,000	180,000	200,000	200,000
Community & Senior Center Levy	355,251	365,909	376,886	388,192	399,838	411,833	424,188	436,914	450,021	463,522	477,428	491,750	506,503	521,698	537,349	553,469
Recreation, Events & Promotion Levy	100,000	130,482	160,462	191,725	224,329	258,338	293,815	330,831	369,458	409,772	451,853	495,785	541,659	589,568	639,611	691,892
TOTAL PROPERTY TAX LEVY	10,414,000	11,297,109	11,944,285	12,908,332	12,889,147	13,302,993	14,582,269	15,542,446	16,270,149	16,655,297	17,294,065	18,132,163	18,978,332	19,844,166	20,725,963	21,629,113
Change in Levy	7%	8%	6%	8%	0%	3%	10%	7%	5%	2%	4%	5%	5%	5%	4%	4%

General Fund Summary **With** QTS

	Budget						Projected									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
GENERAL FUND																
REVENUES																
Taxes																
Property Taxes General	6,901,332	7,361,276	7,803,620	8,383,549	9,075,667	9,809,112	10,474,500	11,098,567	11,708,650	12,343,315	13,010,212	13,779,640	14,576,367	15,382,416	16,181,782	17,019,737
Other Taxes	469,000	469,000	469,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000	569,000
Intergovernmental Revenues	1,900,977	1,910,854	1,920,928	1,933,471	1,946,266	1,839,003	1,849,908	1,861,031	1,872,376	1,883,949	1,895,752	1,907,792	1,920,073	1,932,599	1,945,376	1,958,408
Licenses & Permits	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935	382,935
Fines, Forfeitures & Penalties	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
Public Charges for Services	159,800	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359	161,359
Miscellaneous Revenues	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250
Other Financing Sources	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086	395,086
TOTAL REVENUES	10,344,380	10,815,760	11,268,178	11,960,650	12,665,562	13,291,746	13,968,038	14,603,228	15,224,657	15,870,893	16,549,594	17,331,063	18,140,070	18,958,645	19,770,788	20,621,775
EXPENDITURES																
General Administration	1,393,034	1,491,706	1,554,722	1,620,691	1,689,765	1,802,108	1,979,491	2,109,563	2,200,479	2,295,725	2,395,533	2,575,145	2,752,822	2,918,556	3,046,950	3,181,593
Public Safety	4,703,719	4,896,135	5,096,999	5,526,303	5,955,837	6,253,803	6,526,770	6,795,358	7,078,196	7,369,782	7,676,918	7,994,004	8,326,856	8,666,763	9,022,341	9,394,440
Public Works	1,688,524	1,756,821	1,828,029	1,902,282	1,979,723	2,060,498	2,144,766	2,232,690	2,324,443	2,420,208	2,520,177	2,624,553	2,733,549	2,847,391	2,966,315	3,090,574
Parks & Recreation	968,363	1,010,406	1,054,449	1,100,597	1,148,964	1,199,670	1,252,842	1,308,614	1,367,130	1,428,542	1,493,011	1,560,710	1,631,820	1,706,537	1,785,066	1,867,629
Library	1,279,231	1,336,441	1,396,452	1,459,418	1,525,503	1,594,881	1,667,736	1,744,264	1,824,675	1,909,189	1,998,044	2,091,492	2,189,799	2,293,251	2,402,153	2,516,828
Neighborhood Services/Planning	311,509	324,252	337,528	351,359	365,770	380,786	396,433	412,740	429,734	447,447	465,911	485,159	505,225	526,146	547,962	570,712
Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	10,344,380	10,815,760	11,268,178	11,960,650	12,665,562	13,291,746	13,968,038	14,603,228	15,224,657	15,870,893	16,549,594	17,331,063	18,140,070	18,958,645	19,770,788	20,621,775
Change in General Fund levy from prior year	7.59%	6.66%	6.01%	7.43%	8.26%	8.08%	6.78%	5.96%	5.50%	5.42%	5.40%	5.91%	5.78%	5.53%	5.20%	5.18%

Full Levy Summary **With** QTS

	Budget						Projected									
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
General Fund Levy	6,901,332	7,361,276	7,803,620	8,383,549	9,075,667	9,809,112	10,474,500	11,098,567	11,708,650	12,343,315	13,010,212	13,779,640	14,576,367	15,382,416	16,181,782	17,019,737
Debt Service Levy	2,957,417	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055
Capital Levy	100,000	100,000	100,000	100,000	130,000	130,000	130,000	160,000	160,000	160,000	160,000	180,000	180,000	180,000	200,000	200,000
Community & Senior Center Levy	355,251	365,909	376,886	388,192	399,838	411,833	424,188	436,914	450,021	463,522	477,428	491,750	506,503	521,698	537,349	553,469
Recreation, Events & Promotion Levy	100,000	130,482	160,462	191,725	224,329	258,338	293,815	330,831	369,458	409,772	451,853	495,785	541,659	589,568	639,611	691,892
TOTAL PROPERTY TAX LEVY	10,414,000	11,297,109	11,944,285	12,909,772	12,978,170	13,574,198	14,882,289	15,730,782	16,472,215	16,867,689	17,519,547	18,367,232	19,224,585	20,093,738	20,978,797	21,885,154
Change in Levy	7%	8%	6%	8%	1%	5%	10%	6%	5%	2%	4%	5%	5%	5%	4%	4%

Levy Projection – Key Points

- Both projections include allocations for wages/benefits previously allocated to the TID's
- Very few service changes or additions expected due to QTS
- Both projections include disqualification from Expenditure Restraint Program (more on this later)
 - ✓ Without QTS = 2033 Budget Year
 - ✓ With QTS = 2031 Budget Year
- Water Utility PILOT increases roughly \$100,000 with QTS
- Village's share of Fire District funding will increase with QTS

Allowable Levy vs. Projected Levy w/o QTS

Levy Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Calendar/Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2041
Line	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
1 Prior Year's Actual Levy plus Personal Property Aid	9,860,002	10,414,000	11,670,407	12,030,237	12,577,493	12,092,453	12,421,370	13,567,608	14,178,317	14,544,778	14,550,786	14,791,457	15,221,483	15,896,889	16,491,130	16,888,139	0
2 Exclude Prior Year Levy for Unreimbursed Emergency Expenses		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 Exclude Prior Year Levy for G.O. Debt Authorized After July 1, 2005	(2,228,078)	(2,338,824)	(3,339,442)	(3,503,317)	(3,846,306)	(3,148,336)	(2,964,915)	(3,559,785)	(3,704,470)	(3,784,085)	(3,491,080)	(3,420,055)	(3,420,055)	(3,420,055)	(3,420,055)	(3,420,055)	(3,420,055)
4 Adjusted Actual Levy	7,631,924	8,075,176	8,330,965	8,526,920	8,731,187	8,944,117	9,456,455	10,007,823	10,473,847	10,760,693	11,059,706	11,371,402	11,801,428	12,476,834	13,071,074	13,468,084	13,468,084
TID Closure Calculations																	
I Will Close a TID Before April 15 in This Calendar Year	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	No	No	
Enter Projected TID Increment Value in Shaded Cell		33,799,200				174,265,303	200,211,399	140,252,483				92,488,800	309,864,017	223,256,000			
Enter Projected Total TID OUT EV in Closure Year in Shaded Cell		1,930,701,500				2,683,839,414	3,076,773,360	3,527,668,110				5,003,047,903	5,503,165,301	6,261,405,509			
Terminated TID % (50% of increment value as a percentage of TID OUT EV)		0.88%				3.25%	3.25%	1.99%				0.92%	2.82%	1.78%			
Applied to Prior Year Adjusted Actual Levy		\$ 70,682.72				\$ 290,376.77	\$ 307,674.63	\$ 198,944.74				\$ 105,108.66	\$ 332,248.59	\$ 222,436.32			
Net New Construction																	
Enter Assumed Net New Construction Percentage	7.850%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%
Applied to Prior Year Adjusted Actual Levy	599,106	342,496	353,345	361,656	370,320	379,351	401,081	424,466	444,232	456,398	469,080	482,300	500,539	529,185	554,389	571,228	
Less: Next Year's Personal Property Aid	(157,389)	(157,389)	(157,389)	(157,389)	(157,389)	(157,389)	(157,388)	(157,387)	(157,386)	(157,385)	(157,384)	(157,383)	(157,382)	(157,381)	(157,380)	(157,379)	
Levy Limit Before Adjustments	8,073,641	8,330,965	8,526,920	8,731,187	8,944,117	9,456,455	10,007,823	10,473,847	10,760,693	11,059,706	11,371,402	11,801,428	12,476,834	13,071,074	13,468,084	13,881,932	
Accept Carryover Amount?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
E Debt Service for G.O. Debt Authorized After July 1, 2005	2,338,824	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	
M Increase for Annexed Lands (Villages and Cities only)	1,535																
Q Total Adjustments	2,340,359	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	
9 Total Adjustments	2,340,359	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	
10 Allowable Levy	10,414,000	11,670,407	12,030,237	12,577,493	12,092,453	12,421,370	13,567,608	14,178,317	14,544,778	14,550,786	14,791,457	15,221,483	15,896,889	16,491,130	16,888,139	17,301,988	
Actual or Projected Levy	10,414,000	11,297,109	11,944,285	12,908,332	12,889,147	13,302,993	14,582,269	15,542,446	16,270,149	16,655,297	17,294,065	18,132,163	18,978,332	19,844,166	20,725,963	21,629,113	
Amount Allowable Levy Exceeds Actual Levy	(0)	373,298	85,952	(330,840)	(796,694)	(881,623)	(1,014,661)	(1,364,129)	(1,725,370)	(2,104,511)	(2,502,608)	(2,910,680)	(3,081,443)	(3,353,037)	(3,837,824)	(4,327,126)	

Allowable Levy vs. Projected Levy w. QTS

Levy Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Calendar/Budget Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Line	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	
1	Prior Year's Actual Levy plus Personal Property Aid	9,860,002	10,414,000	11,670,407	12,030,237	13,701,257	14,250,096	15,582,953	17,029,161	17,777,288	18,296,394	18,461,521	18,868,060	19,468,020	20,316,023	21,094,817	21,687,085
2	Exclude Prior Year Levy for Unreimbursed Emergency Expenses		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Exclude Prior Year Levy for G.O. Debt Authorized After July 1, 2005	(2,228,078)	(2,338,824)	(3,339,442)	(3,503,317)	(3,846,306)	(3,148,336)	(2,964,915)	(3,559,785)	(3,704,470)	(3,784,085)	(3,491,080)	(3,420,055)	(3,420,055)	(3,420,055)	(3,420,055)	(3,420,055)
4	Adjusted Actual Levy	7,631,924	8,075,176	8,330,965	8,526,920	9,854,951	11,101,760	12,618,039	13,469,375	14,072,818	14,512,309	14,970,441	15,448,005	16,047,964	16,895,967	17,674,762	18,267,030
Line 5 - 6 Adjustments	TID Closure Calculations																
	I Will Close a TID Before April 15 in This Calendar Year																
	No	Yes	No	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	No	No	
		33,799,200				174,265,303	200,211,399	140,252,483				92,488,800	309,864,017	223,256,000			
		1,930,701,500				3,508,052,751	4,350,108,796	4,983,229,583				6,994,171,329	7,656,517,607	8,590,204,461			
		0.88%				2.48%	2.30%	1.41%				0.66%	2.02%	1.30%			
		\$ 70,682.72				\$ 275,744.37	\$ 290,369.19	\$ 189,547.09				\$ 102,139.86	\$ 324,735.54	\$ 219,559.74			
	Net New Construction																
	Enter Assumed Net New Construction Percentage	7.850%	4.241%	4.241%	17.420%	14.249%	12.592%	5.693%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%	4.241%
	Applied to Prior Year Adjusted Actual Levy	599,106	342,496	353,345	1,485,420	1,404,199	1,397,923	718,356	571,283	596,877	615,517	634,948	655,203	680,649	716,616	749,647	774,768
	Less: Next Year's Personal Property Aid	(157,389)	(157,389)	(157,389)	(157,389)	(157,389)	(157,389)	(157,388)	(157,387)	(157,386)	(157,385)	(157,384)	(157,383)	(157,382)	(157,381)	(157,380)	(157,379)
	Levy Limit Before Adjustments	8,073,641	8,330,965	8,526,920	9,854,951	11,101,760	12,618,039	13,469,375	14,072,818	14,512,309	14,970,441	15,448,005	16,047,964	16,895,967	17,674,762	18,267,030	18,884,418
E	Accept Carryover Amount?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
	Debt Service for G.O. Debt Authorized After July 1, 2005	2,338,824	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055
	M Increase for Annexed Lands (Villages and Cities only)	1,535															
	Q Total Adjustments	2,340,359	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055
9	Total Adjustments	2,340,359	3,339,442	3,503,317	3,846,306	3,148,336	2,964,915	3,559,785	3,704,470	3,784,085	3,491,080	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055	3,420,055
10	Allowable Levy	10,414,000	11,670,407	12,030,237	13,701,257	14,250,096	15,582,953	17,029,161	17,777,288	18,296,394	18,461,521	18,868,060	19,468,020	20,316,023	21,094,817	21,687,085	22,304,473
Actual or Projected Levy		10,414,000	11,297,109	11,944,285	12,909,772	12,978,170	13,574,198	14,882,289	15,730,782	16,472,215	16,867,689	17,519,547	18,367,232	19,224,585	20,093,738	20,978,797	21,885,154
Amount Allowable Levy Exceeds Actual Levy		(0)	373,298	85,952	791,485	1,271,926	2,008,755	2,146,872	2,046,506	1,824,179	1,593,832	1,348,512	1,100,788	1,091,438	1,001,080	708,288	419,320

Key Takeaways on Levy Limit Capacity

- Without QTS – the Village may encounter levy capacity pressure.
 - ✓ Our assumptions are very conservative, and Village staff monitor and manage levy pressure annually.
- With QTS, there is projected levy surplus annually. Capitalizing on any annual levy surplus would allow the Village to stabilize the village property tax levy for years to come.
 - ✓ Our analysis shows a potential levy surplus of \$17.8m
 - ✓ This could be levied for and placed into a separate fund to stabilize future levies or reduce borrowing for capital project.



ASSESSED VALUE & LOCAL TAX RATE PROJECTIONS

Assessed Value & Mill Rate **Without** QTS

	As of 1/1	Budget Year	Equalized Value (TID Out)	Assessment Ratio	Change in Assessment Ratio	TID Out Assessed Value	TID Out Assessed Change due to TID Closures	TID Out Assessed Change due to NNC (Outside of QTS)	% Change in TID OUT Assessed Value
Actual	2022	2023	1,441,050,800	96.45%		1,389,844,500			
	2023	2024	1,630,550,500	94.40%	(0.020)	1,539,203,500			10.75%
	2024	2025	1,741,105,600	96.70%	0.023	1,683,641,800			9.38%
	2025	2026	1,930,701,500	92.01%	(0.047)	1,776,506,600			5.52%
Projection	2026	2027	2,121,806,639	97.50%	0.055	2,068,761,500	32,954,220	65,606,693	16.45%
	2027	2028	2,294,683,070	93.50%	(0.040)	2,145,528,700	0	69,142,617	3.71%
	2028	2029	2,481,644,790	97.50%	0.040	2,419,603,700	0	77,975,061	12.77%
	2029	2030	2,683,839,414	93.50%	(0.040)	2,509,389,900	0	80,868,544	3.71%
	2030	2031	3,076,773,360	97.50%	0.040	2,999,854,000	169,908,670	91,198,887	19.55%
	2031	2032	3,527,668,110	93.50%	(0.040)	3,298,369,700	187,197,658	100,261,804	9.95%
	2032	2033	3,955,341,068	97.50%	0.040	3,856,457,500	136,746,171	119,872,822	16.92%
	2033	2034	4,277,606,649	93.50%	(0.040)	3,999,562,200	0	128,891,401	3.71%
	2034	2035	4,626,129,157	97.50%	0.040	4,510,475,900	0	145,356,299	12.77%
	2035	2036	5,003,047,903	93.50%	(0.040)	4,677,849,800	0	150,750,152	3.71%
	2036	2037	5,503,165,301	97.50%	0.040	5,365,586,200	90,176,580	170,007,340	14.70%
	2037	2038	6,261,405,509	93.50%	(0.040)	5,854,414,200	289,722,856	179,329,841	9.11%
	2038	2039	6,994,816,118	97.50%	0.040	6,819,945,700	217,674,600	212,767,280	16.49%
	2039	2040	7,564,726,130	93.50%	(0.040)	7,073,018,900	0	227,937,777	3.71%
	2040	2041	8,181,070,161	97.50%	0.040	7,976,543,400		257,055,098	12.77%

Average Household Impact Without QTS

					% Change in TID OUT Assessed Due to Growth	% Change in TID OUT Assessed Due to Market Adj.	Total Local Levy	Local Mill Rate	Sample Assessed Value	Annual Impact of Market Adjustment Only	
	As of 1/1	Budget Year	Assessment Ratio	TID Out Assessed Value						Avg Tax Bill	
Actual	2022	2023	96.45%	1,389,844,500			\$8,726,291	\$6.28			
	2023	2024	94.40%	1,539,203,500			\$9,157,166	\$5.95			
	2024	2025	96.70%	1,683,641,800			\$9,687,613	\$5.75			
	2025	2026	92.01%	1,776,506,600			\$10,414,000	\$5.86			
Projection	2026	2027	97.50%	2,068,761,500	5.55%	10.90%	\$11,297,109	\$5.46	\$ 390,000.00	\$ 2,129.71	
	2027	2028	93.50%	2,145,528,700	3.34%	0.37%	\$11,944,285	\$5.57	\$ 391,437.38	\$ 2,179.15	\$ 49.44
	2028	2029	97.50%	2,419,603,700	3.63%	9.14%	\$12,908,332	\$5.33	\$ 427,214.50	\$ 2,279.14	\$ 99.99
	2029	2030	93.50%	2,509,389,900	3.34%	0.37%	\$12,889,147	\$5.14	\$ 428,789.03	\$ 2,202.42	\$ (76.73)
	2030	2031	97.50%	2,999,854,000	10.41%	9.14%	\$13,302,993	\$4.43	\$ 467,980.06	\$ 2,075.28	\$ (127.14)
	2031	2032	93.50%	3,298,369,700	9.58%	0.37%	\$14,582,269	\$4.42	\$ 469,704.85	\$ 2,076.59	\$ 1.31
	2032	2033	97.50%	3,856,457,500	7.78%	9.14%	\$15,542,446	\$4.03	\$ 512,635.56	\$ 2,066.04	\$ (10.55)
	2033	2034	93.50%	3,999,562,200	3.34%	0.37%	\$16,270,149	\$4.07	\$ 514,524.92	\$ 2,093.08	\$ 27.03
	2034	2035	97.50%	4,510,475,900	3.63%	9.14%	\$16,655,297	\$3.69	\$ 561,552.17	\$ 2,073.58	\$ (19.50)
	2035	2036	93.50%	4,677,849,800	3.34%	0.37%	\$17,294,065	\$3.70	\$ 563,621.81	\$ 2,083.72	\$ 10.14
	2036	2037	97.50%	5,365,586,200	5.56%	9.14%	\$18,132,163	\$3.38	\$ 615,136.49	\$ 2,078.76	\$ (4.96)
	2037	2038	93.50%	5,854,414,200	8.74%	0.37%	\$18,978,332	\$3.24	\$ 617,403.62	\$ 2,001.45	\$ (77.31)
	2038	2039	97.50%	6,819,945,700	7.35%	9.14%	\$19,844,166	\$2.91	\$ 673,833.91	\$ 1,960.67	\$ (40.77)
	2039	2040	93.50%	7,073,018,900	3.34%	0.37%	\$20,725,963	\$2.93	\$ 676,317.38	\$ 1,981.80	\$ 21.13
	2040	2041	97.50%	7,976,543,400	3.63%	9.14%	\$21,629,113	\$2.71	\$ 738,132.35	\$ 2,001.51	\$ 19.71

Assessed Value & Mill Rate **With** QTS

	As of 1/1	Budget Year	Equalized Value (TID Out)	Assessment Ratio	Change in Assessment Ratio	TID Out Assessed Value	TID Out Assessed Change due to QTS	TID Out Assessed Change due to TID Closures	TID Out Assessed Change due to NNC (Outside of QTS)	% Change in TID OUT Assessed Value
Actual	2022	2023	1,441,050,800	96.45%		1,389,844,500				
	2023	2024	1,630,550,500	94.40%	(0.020)	1,539,203,500				10.75%
	2024	2025	1,741,105,600	96.70%	0.023	1,683,641,800				9.38%
	2025	2026	1,930,701,500	92.01%	(0.047)	1,776,506,600				5.52%
Projection	2026	2027	2,121,806,639	97.50%	0.055	2,068,761,500		32,954,220	65,606,693	16.45%
	2027	2028	2,294,683,070	93.50%	(0.040)	2,145,528,700			69,142,617	3.71%
	2028	2029	2,890,571,911	97.50%	0.040	2,818,307,600	398,703,943		77,975,061	31.36%
	2029	2030	3,508,052,751	93.50%	(0.040)	3,280,029,300	357,140,499		94,194,118	16.38%
	2030	2031	4,350,108,796	97.50%	0.040	4,241,356,100	372,419,237	169,908,670	119,206,278	29.31%
	2031	2032	4,983,229,583	93.50%	(0.040)	4,659,319,700	73,378,512	187,197,658	141,755,568	9.85%
	2032	2033	5,529,495,946	97.50%	0.040	5,391,258,500		136,746,171	169,333,899	15.71%
	2033	2034	5,980,017,454	93.50%	(0.040)	5,591,316,300			180,187,870	3.71%
	2034	2035	6,467,245,675	97.50%	0.040	6,305,564,500			203,205,502	12.77%
	2035	2036	6,994,171,329	93.50%	(0.040)	6,539,550,200			210,746,012	3.71%
	2036	2037	7,656,517,607	97.50%	0.040	7,465,104,700		90,176,580	237,667,215	14.15%
	2037	2038	8,590,204,461	93.50%	(0.040)	8,031,841,200		289,722,856	249,500,426	7.59%
	2038	2039	9,513,356,419	97.50%	0.040	9,275,522,500		217,674,600	291,901,625	15.48%
	2039	2040	10,288,467,155	93.50%	(0.040)	9,619,716,800			310,008,623	3.71%
	2040	2041	11,126,730,855	97.50%	0.040	10,848,562,600			349,609,872	12.77%

Average Household Impact **With** QTS

	As of 1/1	Budget Year	Assessment Ratio	Change in Assessment Ratio	TID Out Assessed Value	% Change in TID OUT Assessed Due to Growth	% Change in TID OUT Assessed Due to Market Adj.	Total Local Levy	Local Mill Rate	Sample Assessed Value	Avg Tax Bill	Annual Impact of Market Adjustment Only
Actual	2022	2023	96.45%		1,389,844,500			\$8,726,291	\$6.28			
	2023	2024	94.40%	(0.020)	1,539,203,500			\$9,157,166	\$5.95			
	2024	2025	96.70%	0.023	1,683,641,800			\$9,687,613	\$5.75			
	2025	2026	92.01%	(0.047)	1,776,506,600			\$10,414,000	\$5.86			
Projection	2026	2027	97.50%	0.055	2,068,761,500	5.55%	10.90%	\$11,297,109	\$5.46	\$390,000.00	\$ 2,129.71	
	2027	2028	93.50%	(0.040)	2,145,528,700	3.34%	0.37%	\$11,944,285	\$5.57	\$391,437.38	\$ 2,179.15	\$ 49.44
	2028	2029	97.50%	0.040	2,818,307,600	22.22%	9.14%	\$12,909,772	\$4.58	\$427,214.49	\$ 1,956.93	\$ (222.22)
	2029	2030	93.50%	(0.040)	3,280,029,300	16.01%	0.37%	\$12,978,170	\$3.96	\$428,789.02	\$ 1,696.60	\$ (260.33)
	2030	2031	97.50%	0.040	4,241,356,100	20.17%	9.14%	\$13,574,198	\$3.20	\$467,980.07	\$ 1,497.74	\$ (198.86)
	2031	2032	93.50%	(0.040)	4,659,319,700	9.49%	0.37%	\$14,882,289	\$3.19	\$469,704.85	\$ 1,500.28	\$ 2.54
	2032	2033	97.50%	0.040	5,391,258,500	6.57%	9.14%	\$15,730,782	\$2.92	\$512,635.56	\$ 1,495.78	\$ (4.50)
	2033	2034	93.50%	(0.040)	5,591,316,300	3.34%	0.37%	\$16,472,215	\$2.95	\$514,524.92	\$ 1,515.81	\$ 20.02
	2034	2035	97.50%	0.040	6,305,564,500	3.63%	9.14%	\$16,867,689	\$2.68	\$561,552.17	\$ 1,502.18	\$ (13.63)
	2035	2036	93.50%	(0.040)	6,539,550,200	3.34%	0.37%	\$17,519,547	\$2.68	\$563,621.81	\$ 1,509.95	\$ 7.77
	2036	2037	97.50%	0.040	7,465,104,700	5.01%	9.14%	\$18,367,232	\$2.46	\$615,136.49	\$ 1,513.49	\$ 3.54
	2037	2038	93.50%	(0.040)	8,031,841,200	7.22%	0.37%	\$19,224,585	\$2.39	\$617,403.62	\$ 1,477.78	\$ (35.70)
	2038	2039	97.50%	0.040	9,275,522,500	6.34%	9.14%	\$20,093,738	\$2.17	\$673,833.91	\$ 1,459.74	\$ (18.05)
	2039	2040	93.50%	(0.040)	9,619,716,800	3.34%	0.37%	\$20,978,797	\$2.18	\$676,317.38	\$ 1,474.92	\$ 15.18
	2040	2041	97.50%	0.040	10,848,562,600	3.63%	9.14%	\$21,885,154	\$2.02	\$738,132.35	\$ 1,489.06	\$ 14.14

Municipal Tax Rate Comparison

	As of 1/1	Budget Year	Local Mill Rate w/o QTS	Local Mill Rate with QTS	Variance
Actual	2022	2023	\$6.28		
	2023	2024	\$5.95		
	2024	2025	\$5.75		
	2025	2026	\$5.86		
Projection	2026	2027	\$5.46	\$5.46	\$0.00
	2027	2028	\$5.57	\$5.57	\$0.00
	2028	2029	\$5.33	\$4.58	-\$0.75
	2029	2030	\$5.14	\$3.96	-\$1.18
	2030	2031	\$4.43	\$3.20	-\$1.23
	2031	2032	\$4.42	\$3.19	-\$1.23
	2032	2033	\$4.03	\$2.92	-\$1.11
	2033	2034	\$4.07	\$2.95	-\$1.12
	2034	2035	\$3.69	\$2.68	-\$1.02
	2035	2036	\$3.70	\$2.68	-\$1.02
	2036	2037	\$3.38	\$2.46	-\$0.92
	2037	2038	\$3.24	\$2.39	-\$0.85
	2038	2039	\$2.91	\$2.17	-\$0.74
	2039	2040	\$2.93	\$2.18	-\$0.75
	2040	2041	\$2.71	\$2.02	-\$0.69



ALL-IN LEVY PROJECTION & IMPACT ANALYSIS

Village of DeForest, WI

Data Center Fiscal Analysis

All-In Property Tax Rate Projection

Revenue Year	Dane County	Village of DeForest w/ QTS	Village of DeForest w/o QTS	School District of DeForest	Madison Area Technical College	Total Levy w/ QTS	Total Levy w/o QTS	All In Property Tax Rate w/ QTS	All In Property Tax Rate w/o QTS	Variance	Revenue Year
2027	5,093,120	11,297,109	11,297,109	18,279,771	1,184,145	35,854,145	35,854,145	\$ 17.33	\$ 17.33	\$ -	2027
2028	5,371,510	11,944,285	11,944,285	19,232,116	1,211,549	37,759,460	37,759,460	\$ 17.60	\$ 17.60	\$ -	2028
2029	5,665,117	12,909,772	12,908,332	20,234,076	1,239,587	40,048,552	40,047,112	\$ 14.21	\$ 16.55	\$ (2.34)	2029
2030	5,974,772	12,978,170	12,889,147	21,288,236	1,268,274	41,509,453	41,420,429	\$ 12.66	\$ 16.51	\$ (3.85)	2030
2031	6,301,354	13,574,198	13,302,993	22,397,317	1,297,624	43,570,493	43,299,288	\$ 10.27	\$ 14.43	\$ (4.16)	2031
2032	6,645,786	14,882,289	14,582,269	23,564,179	1,327,654	46,419,907	46,119,888	\$ 9.96	\$ 13.98	\$ (4.02)	2032
2033	7,009,044	15,730,782	15,542,446	24,791,832	1,523,005	49,054,663	48,866,327	\$ 9.10	\$ 12.67	\$ (3.57)	2033
2034	7,392,159	16,472,215	16,270,149	26,083,444	1,389,815	51,337,632	51,135,566	\$ 9.18	\$ 12.79	\$ (3.60)	2034
2035	7,796,214	16,867,689	16,655,297	27,442,346	1,421,979	53,528,227	53,315,836	\$ 8.49	\$ 11.82	\$ (3.33)	2035
2036	8,222,355	17,519,547	17,294,065	28,872,045	1,454,887	56,068,834	55,843,352	\$ 8.57	\$ 11.94	\$ (3.36)	2036
2037	8,671,789	18,367,232	18,132,163	30,376,229	1,488,556	58,903,806	58,668,737	\$ 7.89	\$ 10.93	\$ (3.04)	2037
2038	9,145,789	19,224,585	18,978,332	31,958,778	1,523,005	61,852,157	61,605,904	\$ 7.70	\$ 10.52	\$ (2.82)	2038
2039	9,645,698	18,367,232	19,844,166	33,623,776	1,558,250	63,194,956	64,671,890	\$ 6.81	\$ 9.48	\$ (2.67)	2039
2040	10,172,932	20,978,797	20,725,963	35,375,517	1,594,312	68,121,557	67,868,723	\$ 7.08	\$ 9.60	\$ (2.51)	2040
2041	10,728,984	21,885,154	21,629,113	37,218,520	1,631,208	71,463,866	71,207,825	\$ 6.59	\$ 8.93	\$ (2.34)	2041

All-In Levy Projection Assumptions

- ✓ Assumes 5-year historic levy growth percentage going forward

Avg Annual		
Change	5 Year Change	
5.47%	27.33%	Dane County
5.21%	26.05%	DeForest Area School District
2.31%	11.57%	Madison Area Technical College

- ✓ The all-in analysis will be heavily impacted by the School District's independent analysis of the impacts of QTS on their levy. Right now, we have not built in any assumptions as to the SD levy increases due to reduction in state aids due significant changes in the per pupil funding formula.

Final Thoughts

- Projections outlined in the analysis are very conservative & designed to stress test the Levy and ability to Levy.
 - ✓ Take account current statutory limitations & history of Village operations and financing.
- Built-out schedule, minimum value guarantees, and phasing are still under negotiation.
- Analysis is built on historic trends and assumptions and meant to provide context as to the potential impacts of the QTS development.

Questions/Discussion
