

Exhibit G - Monetary Obligation Example

City of La Crosse, WI

Tax Increment District No. N/A

Tax Increment Projection Worksheet - Haven on Main

Type of District	Blighted Area	Base Value	1,448,200
District Creation Date	November 9, 2024	Appreciation Factor	0.50%
Valuation Date	Jan 1, 2025	Base Tax Rate	\$19.82
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 11/9/2046	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27 2053	Taxable Discount Rate	N/A
Extension Eligibility/Years	No 3		
Eligible Recipient District	Yes		

Construction	Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2025	1,751,500	2026	0	1,751,500	2027	\$19.82	34,717
2	2026	3,199,700	2027	8,758	4,959,958	2028	\$19.82	98,314
3	2027	0	2028	24,800	4,984,757	2029	\$19.82	98,806
4	2028	0	2029	24,924	5,009,681	2030	\$19.82	99,300
5	2029	0	2030	25,048	5,034,729	2031	\$19.82	99,796
6	2030	0	2031	25,174	5,059,903	2032	\$19.82	100,295
7	2031	0	2032	25,300	5,085,203	2033	\$19.82	100,797
8	2032	0	2033	25,426	5,110,629	2034	\$19.82	101,301
9	2033	0	2034	25,553	5,136,182	2035	\$19.82	101,807
10	2034	0	2035	25,681	5,161,863	2036	\$19.82	102,316
Totals		4,951,200		210,663		Future Value of Increment		937,449

DEVELOPER PAYGO	
85%	15%
29,510	5,208
83,567	14,747
83,985	14,821
84,405	14,895
84,827	14,969
85,251	15,044
85,677	15,120
86,106	15,195
86,536	15,271
86,969	15,347
796,832	140,617
NPV 573,859	82,677