

Monroe Commons TIF Guarantee

Current Adopted Agreement

Updated with 1/1/2010 Assessed Values

Tax Year	Property Value	Incremental Value	Tax Rate	Tax Increment	2005 Agreement Exhibit D Guarantee	2007 Agreement Exhibit B Guarantee	Total Guarantee	Annual Excess (Deficient) Increment	Cumulative Excess Carried Forward	Payment Due	Due Date	
2004	1,290,000	-	n/a	n/a	-	-	-	-	-	-		
2005	2,300,000	1,010,000	0.0207845	20,992.35	-	-	-	20,992.35	-	-		
2006	4,572,000	3,282,000	0.0197020	64,661.96	22,612.00	-	22,612.00	42,049.96	20,992.35	-		
2007	15,660,900	14,370,900	0.0196462	282,333.58	319,568.00	32,500.00	352,068.00	(69,734.42)	63,042.31	6,692.12	8/1/2008	
2008	17,347,900	16,057,900	0.0194683	312,620.01	462,848.00	32,500.00	495,348.00	(182,727.99)	-	182,727.99	8/1/2009	
2009	18,617,400	17,327,400	0.0205704	356,431.55	463,730.00	32,500.00	496,230.00	(139,798.45)	-	139,798.45	8/1/2010	
Est 2010	21,773,700	20,483,700	0.0220000	450,641.40	464,601.00	32,500.00	497,101.00	(46,459.60)	-	46,459.60	8/1/2011	
Est 2011	21,773,700	20,483,700	0.0215600	441,628.57	465,464.00	32,500.00	497,964.00	(56,335.43)	-	56,335.43	8/1/2012	
Est 2012	21,773,700	20,483,700	0.0211288	432,796.00	466,318.00	32,500.00	498,818.00	(66,022.00)	-	66,022.00	8/1/2013	
					2,665,141.00	195,000.00	2,860,141.00	Projected Total =				498,035.58

Past Due

Past Due

Shaded areas based on projected mill rates and property values