

Monroe Commons TIF Guarantee

9/20/10 Proposed Schedule Amendment

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 Paid
2008	17,347,900	16,057,900	0.0194683	312,620.00	370,120.00	32,500.00	402,620.00	(90,000.00)	-	90,000.00	Due Upon Adoption
2009	18,617,400	17,327,400	0.0205704	356,431.55	314,048.00	32,500.00	346,548.00	9,883.55	-	-	n/a
2010	21,773,700	20,483,700	0.0220000	450,641.40	314,048.00	32,500.00	346,548.00	104,093.40	9,883.55	-	8/1/2011
Est 2011	21,773,700	20,483,700	0.0215600	441,628.57	314,048.00	32,500.00	346,548.00	95,080.57	113,976.95	-	8/1/2012
Est 2012	21,773,700	20,483,700	0.0211288	432,796.00	314,048.00	32,500.00	346,548.00	86,248.00	209,057.52	-	8/1/2013
Est 2013	21,773,700	20,483,700	0.0207062	424,140.08	314,048.00	-	314,048.00	110,092.08	295,305.52	-	8/1/2014
Est 2014	21,773,700	20,483,700	0.0202921	415,657.28	382,601.00	-	382,601.00	33,056.28	405,397.60	-	8/1/2015
					2,665,141.00	195,000.00	2,860,141.00	Projected Total =		96,692.12	

Shaded areas based on projected mill rates and property values

Boxed shaded area is the modified portion of the annual guarantee schedule