

**URBAN RENEWAL AREA TIF INDEBTEDNESS/INCREMENT TAX REVENUE RECONCILIATION  
TO BE ANNUALLY UPDATED BY THE COUNTY AUDITOR**

**For Areas Which Will NOT Include Rebate Property Segregated Into Separate Taxing Districts\***

\*If at a later time you segregate rebate property into separate taxing districts within the Urban Renewal Area you will have to transfer all data to the reconciliation form which includes provisions for segregated rebate agreements.

City or County: Windsor Heights Date Prepared: 11/24/09

Urban Renewal Area Name: Windsor Heights Amended and Restated Urban Renewal Area

Urban Renewal Area Number: 77072 (Five-digit Area Number Assigned by the County Auditor)

**Enter the City or County which created the Urban Renewal Area, the Urban Renewal Area Name, the Urban Renewal Area Number, and the Date Prepared above.** (The entered information will carry to the other sheets in the workbook.)

**Enter all certified and reduced TIF indebtedness on Page 2.**

**Enter the TIF increment tax apportioned in all prior fiscal years on Page 3.**

**Enter the current year tax list TIF increment tax on Page 4.**

**Enter next fiscal year's projected TIF increment tax on Page 5.**

<b>The Numbers Below are Formula-driven Totals from Pages 2 through 5.</b>	
Certified TIF Indebtedness:	<u>20,477,233</u>
Less: TIF Tax Apportioned Prior Fiscal Years:	( <u>1,645,515</u> )
Less: TIF Tax To Be Apportioned Current Fiscal Year:	( <u>1,975,000</u> )
Less: TIF Tax To Be Apportioned Next Fiscal Year:	( <u>1,975,000</u> )
Equals: Projected TIF Indebtedness Remaining at the End of Next Fiscal Year*:	<u><u>14,881,718</u></u>
<b>*Reduce TIF Increment if 'Projected TIF Indebtedness Remaining at the End of Next Fiscal Year' projects a negative number.</b>	

Create a separate Excel workbook file for each Urban Renewal Area. Name each file using the Urban Renewal Name and Number.

The Urban Renewal Area Name and Number entered at the top of this page should match what is used on the VALS County 'Estimated TIF Area Revenue' report.

Include all TIF indebtedness and all TIF increment tax within the borders of the Urban Renewal Area as defined by the ordinance. Separately itemize individual TIF indebtedness amounts. Separately itemize TIF increment tax by individual TIF increment taxing district.

Annually update the form by adding any new or reduced certified TIF indebtedness, by adding a year of TIF increment tax apportioned in Prior Fiscal Years, by updating (replacing) the Current Fiscal Year tax list amounts, and by updating (replacing) the TIF increment tax projected for Next Fiscal Year.

Annually provide updated copies of these Urban Renewal Area reconciliations to Cites asking them to review the numbers and to immediately inform you if there are any errors or questions. The completed reconciliations should be provided to cities as soon as possible after December 1, but no later than the time that you provide Cities with the January 1 valuation reports.

Note: Lengthen individual forms as becomes necessary. For example, if you run out of lines on the TIF Indebtedness or Prior Year TIF Tax sheets, add lines which will make the sheets print onto additional pages. To do so you will need to unprotect the particular sheet by going to 'Tools', 'Protection', then 'Unprotect Sheet'. Reprotect the sheet after making any modifications. Make sure that the formulas for the page totals remain accurate.









