

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
------	----------	---------------	------	-----------------	------	---------------	-----------	-----------	---------------

Tax Increment Financing Annual Reporting Form

The Annual Reporting Form is due by August 1, 2025.

Sections of this Annual Reporting Form may be pre-populated with previously reported information, and entries on one worksheet may carry over to another sheet. These cells are shaded yellow. Some columns or cells are automatically calculated. These cells are shaded blue. The information in shaded cells cannot be changed directly but may be changed where originally entered.

Please become familiar with the forms and review each line for accuracy.

Having troubles with the form?

Upon opening the form in Microsoft Excel, there may be a yellow banner at the top warning about being in Protected View. Click the Enable Editing button to allow the form to generate with pre-populated data and to allow you to complete the form.

If you notice issues with form calculations appearing incorrect, you can press the Ctrl, Alt, and F9 keys at the same time to ensure that all calculations refresh.

Please feel free to contact us at TIF@osa.state.mn.us with any questions.

What do the red messages in the form indicate?

The red messages in the right margin indicate that data must be entered or corrected before the reporting form can be submitted. Once the data has been entered or corrected, the red message will no longer be displayed.

Tab Name	Red Messages Remaining
Overview	0
District Info	10
Debt	3
Interfund Loans	6
PAYG	3
Project Costs	8
Transfers	3
Rev & Exp	6
Balance Sheet	2
EIC	0
ADS	3
Comments	0
Cut and Paste Errors	0
TOTAL COUNT	44

Have you reviewed the instructions?

Detailed instructions on how to complete the Annual Reporting Form are available by clicking the link below.

[CLICK HERE for detailed reporting instructions](#)

Instructional videos provide additional assistance in completing the Annual Reporting Form the videos.

[CLICK HERE to view videos](#)

Have you read the TIF Statements of Position?

The Office of the State Auditor (OSA) prepares Statements of Position to provide an educational resource to local governments, auditors and the public. Statements of Position are not legal advice and should not be relied upon in lieu of legal advice.

[CLICK HERE for a list of all TIF Statements of Position](#)

Have you saved your files?

After downloading this form, be sure to save it to a location where you will be able to locate it when you are ready to upload.

Do you need additional forms?

A TIF District Annual Reporting Form is required to be submitted for a TIF district beginning with the year the district is certified. If you have a new TIF district that needs to be reported for 2024, please email the OSA as soon as possible. For new TIF districts, you must complete a TIF Plan Collection Form through SAFES (State Auditor's Form Entry System) before a 2024 District Annual Form can be generated. If you have a new pooled debt issue to be reported for 2024, please email the OSA.

TIF@osa.state.mn.us

Was this TIF District recently decertified?

If a district has recently been decertified, make sure to complete a Confirmation of Decertification Form (available at the link below). This form is submitted to the county auditor to communicate the decertification to them. Once the county completes its section of the form, it is the authority's responsibility to make sure the OSA receives a fully completed decertification form.

[Confirmation of Decertification Form](#)

If the district is decertified before the maximum duration limit identified in the TIF Act is reached, please submit a copy of the city council's resolution to decertify the district in addition to the Confirmation of Decertification.

Do you have additional information to share with our office?

A Comment sheet is available at the end of the reporting form. Please use the comment box as needed to share information that may be pertinent to the reporting form. If your comment exceeds the space available on the reporting form, you may email the OSA to share the information.

TIF@osa.state.mn.us

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
------	----------	---------------	------	-----------------	------	---------------	-----------	-----------	---------------

Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2024

1	TIF District Name:	TIF 1-1 Sample Industries
2	Development Authority:	Sample City
3	District Type:	
4	County Where TIF District is Located:	
5	County Identification Number, if any:	
6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
	a Is the Small City Exception being used?	Not Applicable
	b Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	No
8	If yes, under what option?	Not Applicable

Original TIF Plan Information

9	TIF Plan Approval Date:	
10	Certification Request Date:	
11	Certification Date:	

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	
13	Required Decertification Date:	

TIF Plan Estimates - Original Plan 1/0/1900

1/0/1900

ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)

14	Tax increment revenues distributed from the county	
15	Interest and investment earnings	
16	Sales/lease proceeds	
17	TIF Credits	
18	Total Estimated Tax Increment Revenues	\$ 0

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)

Project costs

19	Land/building acquisition	
20	Site improvements/preparation costs	
21	Utilities	
22	Other public improvements	
23	Construction of affordable housing	
24	Small city authorized costs, if not already included above	
25	Administrative costs	
26	Estimated Tax Increment Project Costs	\$ 0

Estimated financing costs

Interest expense

27	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 0
----	--	------

1/0/1900

ESTIMATED FINANCING

Total amount of bonds to be issued

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

[Home](#) [Overview](#) [District Info](#) [Debt](#) [Interfund Loans](#) [PAYG](#) [Project Costs](#) [Transfers](#) [Rev & Exp](#) [Balance Sheet](#)

District Information**Special Legislation**

1	Was any special legislation enacted for this district?				<input type="button" value="Select One"/>
2	A	B	C	D	
	Year	Chapter	Article	Section	
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

3	Captured Tax Capacity	(Only select "Not Applicable" if Decertified or Entirely Tax Exempt)	<input type="button" value="Select One"/>	
			2024 Amount	
4	Current net tax capacity	<input type="text"/>	+	<input type="text"/>
5	Original net tax capacity	<input type="text"/>	-	<input type="text"/>
6	Captured net tax capacity (If negative, show \$0)	<input type="text"/>	=	<input type="text"/> \$ 0
7	Fiscal disparity deduction, if applicable (option B)	<input type="text"/>	-	<input type="text"/>
8	Captured net tax capacity shared with other taxing jurisdictions	<input type="text"/>	-	<input type="text"/>
9	Captured net tax capacity retained for tax increment financing (If negative, show \$0)	<input type="text"/>	=	<input type="text"/> \$ 0

Fiscal Disparities

10	Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.	<input type="text"/>
----	---	----------------------

Five-Year Rule

11	Did one or more of the following actions occur before <input type="text"/> ?	<input type="button" value="Not Applicable"/>
	If yes, select "Yes" at the appropriate actions:	
12	Revenues were paid to a third party	<input type="checkbox"/> No
13	Bonds were issued and sold to a third party	<input type="checkbox"/> No
14	Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation	<input type="checkbox"/> No
15	Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs	<input type="checkbox"/> No
16	Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)	<input type="checkbox"/> No

Statutory County Correction of Error(s)

17	Did the county auditor address any error under Minn. Stat. § 469.177, subd. 13 in 2024? (Populated per county; use Comments Tab to note any disagreement)	<input type="button" value="ERROR"/>
----	--	--------------------------------------

Decertification

18	Has this district been decertified?	<input type="button" value="Select One"/>
19	Actual Decertification Date: <input type="text"/>	

Additional Pooling Election

20	Does the plan contain an election for additional pooling for housing under Minn. Stat. § 469.1763, subd. 2(d)?	<input type="button" value="Error"/>
----	--	--------------------------------------

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form[Home](#) [Overview](#) [District Info](#) [Debt](#) [Interfund Loans](#) [PAYG](#) [Project Costs](#) [Transfers](#) [Rev & Exp](#) [Balance Sheet](#) [EIC](#) [ADS](#)**Financing & Debt**

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond, or are the district's increment pledged to pay an outstanding bond?

 1

(Do not consider Pay-As-You-Go (PAYG) or interfund loans.)

TIF Principal and Interest

	A	B	C
	Bonds Retired Before 2010	All Prior Years	2024 Amount
2 TIF Bonds issued (other than refunding bonds)		\$ 0	\$ 0
3 TIF Refunding bonds issued		\$ 0	\$ 0
4 TIF Bond Principal payments from tax increment		\$ 0	\$ 0
5 Interest payments from tax increment (TIF and Non-TIF Bonds)		\$ 0	\$ 0

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

6 A B C D E F G H I J

	Name	Type	Pooled	Refunding	Refunded	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)
1								- %		
2								- %		
3								- %		
4								- %		
5								- %		
6								- %		
7								- %		
8								- %		
9								- %		
10								- %		
11								- %		
12								- %		
13								- %		
14								- %		
15								- %		
16								- %		
17								- %		
18								- %		
19								- %		
20								- %		

Do not consider PAYG and interfund loans. If you need to report additional bonds, please contact the OSA.

Comments (500 character limit):

7

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

K	L	M	N	O	P	Q	R	S	T	U	V	W
Principal						Interest						
Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2024 From Tax Increment	Paid in 2024 From Other Sources	Additions in Prior Years	Additions in 2024	Outstanding	Due in 2025 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2024 From Tax Increment	Paid in 2024 From Other Sources	Due in 2025 From Tax Increment
1						\$ 0						
2						\$ 0						
3						\$ 0						
4						\$ 0						
5						\$ 0						
6						\$ 0						
7						\$ 0						
8						\$ 0						
9						\$ 0						
10						\$ 0						
11						\$ 0						
12						\$ 0						
13						\$ 0						
14						\$ 0						
15						\$ 0						
16						\$ 0						
17						\$ 0						
18						\$ 0						
19						\$ 0						
20						\$ 0						

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

[Home](#) [Overview](#) [District Info](#) [Debt](#) [Interfund Loans](#) [PAYG](#) [Project Costs](#) [Transfers](#) [Rev & Exp](#) [Balance](#)**Interfund Loans**

1 Does/Did this district have interfund loans outstanding after 2009?

2 Did this district pay interest on interfund loans that were **retired before 2010**?

Interfund Loans

	A	B
	12/31/2023	
	12/31/2024	
3	\$ 0	\$ 0
4	\$ 0	\$ 0
5	\$ 0	\$ 0
6	\$ 0	\$ 0

Principal and Interest

	A	B	C
	Interfund Loans Retired Before 2010	Prior Years	2024 Amount
7	\$ 0	\$ 0	\$ 0
8	\$ 0	\$ 0	\$ 0

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

9	A	B	C	D	E	F	G
---	---	---	---	---	---	---	---

Name of Second Party (District or Non-Tax Increment Account)

Type	District	Non-Tax Increment Account	Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount
1					- %	
2					- %	
3					- %	
4					- %	
5					- %	
6					- %	
7					- %	
8					- %	
9					- %	
10					- %	
11					- %	
12					- %	
13					- %	
14					- %	
15					- %	
16					- %	
17					- %	
18					- %	
19					- %	
20					- %	

If you need to report additional interfund loans, please contact the OSA.

Comments (500 Character limit):

10	
----	--

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

H		I		J		K		L		M		N		O		P		Q		R		S	
								Principal								Interest						Terms	
Prior Years Draw Amount		2024 Draw Amount		Paid/Rec'd in Prior Years		Paid/Rec'd in 2024		Additions/ Reductions Prior Years		Additions/ Reductions in 2024		Outstanding		Due in 2025		Paid/ Rec'd in Prior Years		Paid/ Rec'd in 2024		Due in 2025		Modified in 2024?	
1												\$ 0											
2												\$ 0											
3												\$ 0											
4												\$ 0											
5												\$ 0											
6												\$ 0											
7												\$ 0											
8												\$ 0											
9												\$ 0											
10												\$ 0											
11												\$ 0											
12												\$ 0											
13												\$ 0											
14												\$ 0											
15												\$ 0											
16												\$ 0											
17												\$ 0											
18												\$ 0											
19												\$ 0											
20												\$ 0											

Pay-As-You-Go (PAYG) Financing

<input type="checkbox"/> 1	Are there any PAYG obligations for this district?	<input type="button" value="Select One"/>	Required Entry: Pay-As-You-Go Obligations of the District																																																																																																																																
For the section below, report only the documented PAYG costs to be repaid with tax increment.																																																																																																																																			
<table border="1"> <thead> <tr> <th></th> <th>A Total All PAYG Through 2024</th> <th>B PAYG 1 Through 2024</th> <th>C PAYG 2 Through 2024</th> <th>D PAYG 3 Through 2024</th> <th>E PAYG 4 Through 2024</th> <th>F PAYG 5 Through 2024</th> <th>G PAYG 6 Through 2024</th> <th>H PAYG 7 Through 2024</th> <th>I PAYG 8 Through 2024</th> <th>J PAYG 9 Through 2024</th> <th>K PAYG 10 Through 2024</th> </tr> </thead> <tbody> <tr> <td>DOCUMENTED PAYG COSTS</td> <td></td> </tr> <tr> <td>2 Land/building acquisition</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>3 Site improvements/preparation costs</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>4 Utilities</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>5 Other public improvements</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>6 Construction of affordable housing</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>7 Small city authorized costs, if not already included above</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>8 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]</td> <td>\$ 0</td> <td></td> </tr> <tr> <td>Total documented PAYG costs to be paid with tax increment</td> <td>\$ 0</td> </tr> </tbody> </table>													A Total All PAYG Through 2024	B PAYG 1 Through 2024	C PAYG 2 Through 2024	D PAYG 3 Through 2024	E PAYG 4 Through 2024	F PAYG 5 Through 2024	G PAYG 6 Through 2024	H PAYG 7 Through 2024	I PAYG 8 Through 2024	J PAYG 9 Through 2024	K PAYG 10 Through 2024	DOCUMENTED PAYG COSTS												2 Land/building acquisition	\$ 0											3 Site improvements/preparation costs	\$ 0											4 Utilities	\$ 0											5 Other public improvements	\$ 0											6 Construction of affordable housing	\$ 0											7 Small city authorized costs, if not already included above	\$ 0											8 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0											Total documented PAYG costs to be paid with tax increment	\$ 0										
	A Total All PAYG Through 2024	B PAYG 1 Through 2024	C PAYG 2 Through 2024	D PAYG 3 Through 2024	E PAYG 4 Through 2024	F PAYG 5 Through 2024	G PAYG 6 Through 2024	H PAYG 7 Through 2024	I PAYG 8 Through 2024	J PAYG 9 Through 2024	K PAYG 10 Through 2024																																																																																																																								
DOCUMENTED PAYG COSTS																																																																																																																																			
2 Land/building acquisition	\$ 0																																																																																																																																		
3 Site improvements/preparation costs	\$ 0																																																																																																																																		
4 Utilities	\$ 0																																																																																																																																		
5 Other public improvements	\$ 0																																																																																																																																		
6 Construction of affordable housing	\$ 0																																																																																																																																		
7 Small city authorized costs, if not already included above	\$ 0																																																																																																																																		
8 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0																																																																																																																																		
Total documented PAYG costs to be paid with tax increment	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0																																																																																																																								
Principal and Interest																																																																																																																																			
<table border="1"> <thead> <tr> <th></th> <th>12/31/2023</th> <th>12/31/2024</th> </tr> </thead> <tbody> <tr> <td>10 Outstanding obligation contingent upon available tax increment</td> <td></td> <td>\$ 0</td> </tr> <tr> <td></td> <td>Prior Years</td> <td>2024 Amount</td> </tr> <tr> <td>11 Principal payments</td> <td>\$ 0</td> <td>\$ 0</td> </tr> <tr> <td>12 Interest payments</td> <td>\$ 0</td> <td>\$ 0</td> </tr> </tbody> </table>													12/31/2023	12/31/2024	10 Outstanding obligation contingent upon available tax increment		\$ 0		Prior Years	2024 Amount	11 Principal payments	\$ 0	\$ 0	12 Interest payments	\$ 0	\$ 0																																																																																																									
	12/31/2023	12/31/2024																																																																																																																																	
10 Outstanding obligation contingent upon available tax increment		\$ 0																																																																																																																																	
	Prior Years	2024 Amount																																																																																																																																	
11 Principal payments	\$ 0	\$ 0																																																																																																																																	
12 Interest payments	\$ 0	\$ 0																																																																																																																																	

Sample

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

13 A B C D E F

	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount
1				- %	\$ 0	\$ 0
2				- %	\$ 0	\$ 0
3				- %	\$ 0	\$ 0
4				- %	\$ 0	\$ 0
5				- %	\$ 0	\$ 0
6				- %	\$ 0	\$ 0
7				- %	\$ 0	\$ 0
8				- %	\$ 0	\$ 0
9				- %	\$ 0	\$ 0
10				- %	\$ 0	\$ 0

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

G H I J K L M N O

		Principal									
		Paid in Prior Years	Paid in 2024	Additions/ Reductions Prior Years	Additions/ Reductions in 2024	Outstanding	Due in 2025	Paid in Prior Years	Paid in 2024	Due in 2025	Interest
1						\$ 0					
2						\$ 0					
3						\$ 0					
4						\$ 0					
5						\$ 0					
6						\$ 0					
7						\$ 0					
8						\$ 0					
9						\$ 0					
10						\$ 0					

Comments (500 Character limit):

14

Sample

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
------	----------	---------------	------	-----------------	------	---------------	-----------	-----------	---------------	-----	-----

Project Costs

	A	B	C	Total Through 2024
	Prior Years	2024 Amount		
PROJECT COSTS (OTHER THAN PAYG)				
1 Land/building acquisition				\$ 0
2 Site improvements/preparation costs				\$ 0
3 Utilities				\$ 0
4 Other public improvements				\$ 0
5 Construction of affordable housing				\$ 0
6 Small city authorized costs, if not already included above				\$ 0
7 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]	\$ 0	\$ 0		\$ 0
8 Temp Transfer Authority [Minn. Stat. § 469.176, subd. 4n]	\$ 0	\$ 0		\$ 0
9 Authority administrative costs				\$ 0
10 County administrative costs				\$ 0
11 Subtract prior years' costs paid with public funds other than tax increment	\$ 0			\$ 0
12 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 0	\$ 0	\$ 0	
PROJECT COSTS (PAYG)				
13 Land/building acquisition				\$ 0
14 Site improvements/preparation costs				\$ 0
15 Utilities				\$ 0
16 Other public improvements				\$ 0
17 Construction of affordable housing				\$ 0
18 Small city authorized costs, if not already included above				\$ 0
19 Temp Jobs Stimulus [Minn. Stat. § 469.176, subd. 4m]				\$ 0
20 Total Documented Project Costs (PAYG) to be Paid with Tax Increment				\$ 0
21 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS				\$ 0
	Prior Years	2024 Amount	Total Through 2024	
22 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 0	\$ 0	\$ 0	
23 Portion of line 9 used for usual/customary maintenance and operating costs	\$ 0	\$ 0	\$ 0	
24 Portion of line 23 paid with lease proceed tax increments	\$ 0	\$ 0	\$ 0	

Transfers Between TIF Districts

Are there any transfers of tax increment to or from the TIF district?

Select One

District Name	Prior Years	2024 Amount	Total Through 2024
A	B	C	D

TRANSFERS IN

Transfers of tax increment from other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

Total Transfers In

\$ 0 \$ 0 \$ 0

TRANSFERS OUT

Transfers of tax increment to other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

Total Transfers Out

\$ 0 \$ 0 \$ 0

Transfers Under 2021 Temporary Transfer Authority

6 Are there any transfers to non-TIF district accounts under Minn. Stat. § 469.176, subd. 4n (2021 Temporary Transfer Authority)?

No

7 **TRANSFER ACTIVITY**

Transfers to another fund or account under Minn. Stat. § 469.176, subd. 4n

A Fund/Account Receiving Transfer		B Transfers (per Spending Plans)		C		D		E Expenditures of Transferred Increment		F		G		H Transfers Back		I Remaining Balance	
1	2	2021 Transfers	2022 Transfers	Total				Prior Years	2024	Total thru 2024							
		\$ 0	\$ 0	\$ 0				\$ 0	\$ 0	\$ 0				\$ 0	\$ 0	\$ 0	

8 Total Transfer Activity

Sample

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

[Home](#) [Overview](#) [District Info](#) [Debt](#) [Interfund Loans](#) [PAYG](#) [Project Costs](#) [Transfers](#) [Rev & Exp](#) [Balance Sheet](#) [EIC](#) [AD](#)
Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2024 Amount	Total Through 2024
REVENUES			
1 Tax increment revenues distributed from the county			\$ 0
2 Interest and investment earnings			\$ 0
3 TIF Credits			\$ 0
4 Loan/advance repayments			\$ 0
5 Lease proceeds			\$ 0
6 Repayments or return of tax increment per agreements			\$ 0
7 Total Revenues	!> \$ 0	!> \$ 0	\$ 0
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 0	\$ 0	\$ 0
9 Tax increment returned to the county	!>	!>	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 0	\$ 0	\$ 0
11 Payments on all other TIF bonds	\$ 0	\$ 0	\$ 0
Interest			
12 Interest on PAYG	\$ 0	\$ 0	\$ 0
13 Interest on all other (TIF and Non-TIF) bonds	\$ 0	\$ 0	\$ 0
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 0	\$ 0	\$ 0
16 Revenues over (under) expenditures	\$ 0	\$ 0	\$ 0
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded			\$ 0
22 TIF Bond discount			\$ 0
23 TIF Bond premium			\$ 0
24 Sales of property			\$ 0
25 Other (see instructions, comment required)			\$ 0
26 Total Other Sources and Uses	!> \$ 0	!> \$ 0	\$ 0
27 Net change in tax increment balances	\$ 0	\$ 0	\$ 0
28 Tax Increment balance (beginning 01/01/2024)			\$ 0
29 Tax Increment balance (ending 12/31/2024)			\$ 0
Comments (500 Character limit):			
30			

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
------	----------	---------------	------	-----------------	------	---------------	-----------	-----------	---------

Balance Sheet

	A	B
	12/31/2023	12/31/2024
ASSETS		
1 Cash		
2 Investments		
3 Due from other TIF districts	\$ 0	\$ 0
4 Due from non-tax increment accounts	\$ 0	\$ 0
5 Interest receivable		
6 Taxes receivable		
7 Other receivables		
8 Property held for resale		
9 Total Assets	\$ 0	\$ 0
LIABILITIES		
10 Due to other TIF districts	\$ 0	\$ 0
11 Due to non-tax increment accounts	\$ 0	\$ 0
12 Accounts payable		
13 Unearned revenue		
14 Total Liabilities	\$ 0	\$ 0
15 Deferred Inflows		
16 Total Liabilities and Deferred Inflows	\$ 0	\$ 0
TAX INCREMENT BALANCE		
17 Total Tax Increment Balance	\$ 0	\$ 0
18 Total Liabilities, Deferred Inflows, and Tax Increment Balance	\$ 0	\$ 0

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
------	----------	---------------	------	-----------------	------	---------------	-----------	-----------	---------------

Excess Increment Calculation**Excess increment calculation report required?**

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 0
2	Multiply the above amount by 1.2	\$ 0
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 0
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 0
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 0
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 0
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2024	
11	Add transfers of increment made prior to December 31, 2024, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 0
13	Excess increment (Subtract subtotal B from subtotal A)	\$ 0
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ 0

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form

[Home](#) [Overview](#) [District Info](#) [Debt](#) [Interfund Loans](#) [PAYG](#) [Project Costs](#) [Transfers](#) [Rev & Expr](#) [B](#)

2024 Annual Disclosure Statement

1 Name of Development Authority: **Sample City**

2 Name of Municipality:

3 (Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2024.

TIF 1-1 Sample Industries	
4	Current net tax capacity \$ 0
5	Original net tax capacity \$ 0
6	Captured net tax capacity \$ 0
7	Principal and interest payments due in 2025 \$ 0
8	Tax increment received in 2024 \$ 0
9	Tax increment expended in 2024 \$ 0
10	Month and year of first tax increment receipt 1/1900
11	Date of required decertification 1/0/1900
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies* \$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2024.

Additional information regarding this district may be obtained from:

13 Name:
 14 Address:
 15 City:
 16 State:
 17 Zip Code:
 18 Phone: Enter as 6512962551
 19 Email:

Enter 'none' if no email address.

Sample City - TIF 1-1 Sample Industries - 2024 Annual Reporting Form[Home](#) [Overview](#) [District Info](#) [Debt](#) [Interfund Loans](#) [PAYG](#) [Project Costs](#) [Transfers](#) [Rev & Exp](#) [Balances](#)**Comments**

Please enter any additional comments regarding this district (500 character limit on Comments):

1

Sample