

ORDINANCE NO. 3558

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A REVISION OF THE AMENDED AND RESTATED PROJECT AND FINANCING PLAN FOR FALCON'S LAIR TAX INCREMENT FINANCE REINVESTMENT ZONE NUMBER FOUR, CITY OF MESQUITE, TEXAS; MAKING A FINDING OF FEASIBILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City established Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas (the "Zone"), and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 3303 approved by the City Council on June 7, 1999, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, the Board of Directors of Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas (the "Board"), on August 2, 2000, prepared and adopted a Revised Project Plan and Financing Plan pursuant to Ordinance No. 3380 approved by the City Council on August 7, 2000; and

WHEREAS, the Board, on May 1, 2002, prepared and adopted an Amended and Restated Project and Financing Plan pursuant to Ordinance No. 3503 approved by the City Council on May 20, 2002; and

WHEREAS, the Board, on January 27, 2003, prepared and adopted a Revision of the Amended and Restated Project and Financing Plan (the "Plan"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference for the Zone; and

WHEREAS, the Plan reflects amendments to the financing plan but is otherwise substantially consistent with the adopted original and revised plans for the Zone which were approved by the City Council on August 16, 1999, August 7, 2000, and May 20, 2002, respectively; and

WHEREAS, if the amendment reduces or increases the geographic area of the Zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs or designates additional property in the Zone to be acquired by the municipality, the approval must be by ordinance adopted after a public hearing that satisfies the procedure requirements in accordance with the Property Redevelopment and Tax Abatement Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated; and

WHEREAS, in compliance with the Act, the Board hereby submits the Plan for Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four, City of Mesquite, Texas, to the City Council for approval; and

WHEREAS, the Board has respectfully advised and recommended approval of the Plan by the City Council in order to promote development and redevelopment of the Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct, and are incorporated herein for all purposes.

SECTION 2. That the Revision of the Amended and Restated Project and Financing Plan (the "Plan") submitted to the City Council attached hereto as Exhibit "A" amends the following in the financing portion of the Plan:

- A. The list of the estimated project costs of the Zone including administrative expenses;
- B. The list of the kind, number and location of all proposed public works or public improvements within the Zone;
- C. The economic feasibility study;
- D. The estimated amount of bonded indebtedness to be incurred;
- E. The timing for incurring costs or monetary obligations;
- F. The methods for financing all estimated project costs and the expected sources of revenues to finance or pay project costs including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property within the Zone;
- G. The current total appraised value of taxable real property in the Zone;
- H. The estimated captured appraised value of the Zone during each year of its existence; and
- I. The duration of the Zone. As provided under Section 311.017 of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated, a tax increment financing reinvestment zone terminates on the earlier of: the termination date designated in the original or amended ordinance creating the zone, or the date on which all project costs, tax increment bonds and interest on those bonds have been paid in full.

SECTION 3. That in accordance with the Act, the City Council has reviewed the Plan and its amendments attached hereto as Exhibit "A" and hereby finds the Plan to be feasible and conforms to the Master Plan for the City of Mesquite.

SECTION 4. That in accordance with the Act, the City Council hereby approves the Plan and its amendments attached hereto as Exhibit "A."

SECTION 5. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 6. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 7. That the need to regulate the Plan and its amendments for Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four of the City of Mesquite, and the need to protect the public interest, comfort and general welfare of the citizens of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance as the law in such cases provides.

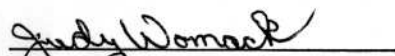

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of February, 2003.



Mike Anderson  
Mayor

ATTEST:

APPROVED:

  
Judy Womack  
City Secretary  
B. J. Smith  
City Attorney

**FALCON'S LAIR TAX INCREMENT  
FINANCE REINVESTMENT  
ZONE NUMBER FOUR  
AMENDED AND RESTATED  
PROJECT AND FINANCING PLAN**

**February 14, 2003**

**Falcon's Lair TIF Reinvestment Zone No. 4**

**Comparison of Proposed Change  
to Project and Financing Plan**

	<b>Revision Approved Jan 27, 2003 <u>Financing Plan</u></b>	<b>Revised Proposed Feb 6, 2003 <u>Financing Plan</u></b>	<b>Increase (Decrease)</b>
1 TIF Project Cost-Earthwork for Reclamation	\$ 13,906,820	\$ 14,410,820	\$ 504,000
2 Actual Estimated Cumulative Receipts to the General Fund	\$ 156,498,700	\$ 154,835,463	\$ (1,663,237)
3 Net Present Value of Estimated Cumulative Receipts to the General Fund	\$ 63,860,000	\$ 63,135,000	\$ (725,000)
4 Projected repayment of TIF Obligations to City and District (year)	2020	2020	0

**Schedule 1:**  
**Summary of Building Areas and Cash Flows,**  
**2001 through 2030**

**Assumptions:**

Average total value per SF of building: \$80  
 Construction period, in years: 10  
 Land maintains agricultural valuation until built? yes

**Reimbursement horizons:**

Original project costs, City: 2014  
 Original project costs, developer: 2015  
 Expanded zone project costs, developer: 2020

Program	Buildings SF in Original Zone	Buildings SF in Zone, Expanded	Cumulative Receipts (1)		
			Actual to TIF Fund	Actual to MISD Net of Cash to TIF Fund (2)	Actual to City General Fund, Net of Cash to TIF Fund (2)
If no fill, no development	0	0	\$0	\$12,148	\$10,026
If developed as planned (3) NPV at 5.00%	2,742,146	8,403,799	\$70,934,096 \$41,878,000	\$124,913,055 \$50,582,000	\$154,835,463 \$63,135,000

**Notes:**

The geography is greater than the original Zone boundaries. The MISD contributes tax increments generated within the original boundaries only.

(1) Receipts are adjusted for return of tax increments in the final year of contributions in excess of amount required for project costs.

(2) Real property tax retained, plus all business personal property tax and (for the City) sales tax. Does not include value of public improvements or administrative fees earned by City.

(3) Plan according to mix of land uses, floor area ratios, timing and appraisals anticipated by developer and other assumptions as stated in support schedules.

**Schedule 2:**  
**Base Value of Expanded Zone**

DCAD Account	Site Address	Record Owner	Entire Tract			Part in Zone		
			Acreage	Market Value	Assessed Value	Acreage	Market Value	Assessed Value
<b>Base year value (1/1/1999) of original Zone</b>								
65056870010030100	1400 IH 20	Falcon's Lair L. P.	207.37	\$331,790	\$20,737	101	\$161,599	\$10,100
65056870010030400	1401 IH 20	Falcon's Lair L. P.	418.24	\$669,180	\$41,823	81	\$129,599	\$8,100
N. A.		City of Mesquite	N. A.	N. A.	\$0	2	N. A.	\$0
IH 20		State of Texas	N. A.	N. A.	\$0	N. A.	N. A.	\$0
Subtotal			625.61	\$1,000,970	\$62,560	184	\$291,198	\$18,200
<b>Estimated base year value (1/1/2002) of land ADDED to Zone (assumes appraisal will match 1/1/2001 appraisal)</b>								
65056870010030100	1400 IH 20	Falcon's Lair L. P.	207.37	\$331,630	\$19,690	172	\$275,066	\$16,332
65056870010030400	1401 IH 20	Falcon's Lair L. P.	418.24	\$669,180	\$39,732	55	\$87,999	\$5,225
65056970510040200	Lumley Rd.	Falcon's Lair L. P.	0.65	\$3,920	\$3,920	1	\$3,920	\$3,920
N. A.	Lawson Rd.	City of Mesquite	N. A.	N. A.	\$0	90	N. A.	\$0
N. A.	floodplain	City of Mesquite	N. A.	N. A.	\$0	30	N. A.	\$0
Subtotal			626.26	\$1,004,730	\$63,342	348	\$366,985	\$25,476
<b>Base value of expanded Zone</b>								
Original total						184	\$291,198	\$18,200
Additions						348	\$366,985	\$25,476
Total						532	\$658,183	\$43,676

Assessed value reflects agricultural use. Assessed value is total appraised value, the determinant of base value.

Acreage figures are approximate and subject to verification by survey.

### Schedule 3: Estimated Development in Original Zone

Acreage in original boundaries:

Total acreage in Zone, excluding IH 20	184
	23 less developer's estimated dedications
	161 net acres for development

Anticipated Land Use	Est. Floor Area Ratio	Est. Real Ppty. Appraisal Increase per Building SF, in 2002 Dollars	"No Fill" Scenario				Development Scenario			
			% of Net Acreage for This Use	Estimated Net Land SF for This Use	Est. Building SF	Est. Real Ppty. Appraisal Increase, in 2002 Dollars	% of Net Acreage for This Use	Estimated Net Land SF for This Use	Est. Building SF	Est. Real Ppty. Appraisal Increase, in 2002 Dollars
Unimproved land	0	\$0	100%	7,013,160	0	\$0	0%	0	0	\$0
Retail	0.25	\$80	0%	0	0	\$0	14%	981,842	245,461	\$19,636,848
Office	0.35	\$80	0%	0	0	\$0	19%	1,332,500	466,375	\$37,310,011
Flex	0.33	\$80	0%	0	0	\$0	10%	701,316	231,434	\$18,514,742
Industrial	0.45	\$80	0%	0	0	\$0	57%	3,997,501	1,798,876	\$143,910,043
<b>Total or Average</b>	<b>0.39</b>	<b>\$80</b>	<b>100%</b>	<b>7,013,160</b>	<b>0</b>	<b>\$0</b>	<b>100%</b>	<b>7,013,160</b>	<b>2,742,146</b>	<b>\$219,371,645</b>

Land area figures are approximate, subject to verification by survey.

Floor area ratio (FAR) relates gross floor area, excluding garage space, to land area. Ratios are the developer's estimates for the site, at completion.

Appraised value per building SF is the approximate average DCAD total appraisal per building SF for taxable commercial construction in Mesquite since 1990.



**Schedule 4:  
Estimated Development in Expanded Zone**

Acreage:

Total acreage in Zone, excluding IH 20

532

-41 less developer's estimated dedications

491 net acres for development

Anticipated Land Use	Est. Floor Area Ratio	Est. Real Ppty. Appraisal Increase per Building SF, in 2002 Dollars	Development Scenario			
			% of Net Acreage for This Use	Estimated Net Land SF for This Use	Est. Building SF	Est. Real Ppty. Appraisal Increase, in 2002 Dollars
Unimproved land	0	\$0	0%	0	0	\$0
Retail	0.25	\$80	6%	1,282,370	320,593	\$25,647,403
Office	0.35	\$80	4%	854,913	299,220	\$23,937,576
Flex	0.33	\$80	34%	7,266,764	2,398,032	\$191,842,576
Industrial	0.45	\$80	56%	11,968,788	5,385,955	\$430,876,373
Residential	0.04	\$80	0%	0	0	\$0
Total or Average	0.39	\$80	100%	21,372,836	8,403,799	\$672,303,928

Land area figures are approximate, subject to verification by survey.

Floor area ratio (FAR) relates gross floor area, excluding garage space, to land area. Ratios are the de

Appraised value per building SF is the approximate average DCAD total appraisal per building SF for te

**Schedule 5:**  
**Estimated Timing of Taxable Development**

Assumption:

With fill, development build-out spans 10 years. Initial development enters roll by 1/1/2005.

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13
Appraisals as of 1/1/_____:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012

**"No Fill" Scenario**

Original Zone

Net land inventory	-	-	-	-	-	-	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160
Floor area added this year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flex	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total GFA added this year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Development Scenario**

Original Zone

Net land inventory	-	-	-	-	-	-	6,311,844	5,610,528	4,909,212	4,207,896	3,506,580	2,805,264	2,103,948	1,402,632
Floor area added this year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	24,546	24,546	24,546	24,546	24,546	24,546	24,546	24,546
Office	-	-	-	-	-	-	46,638	46,638	46,638	46,638	46,638	46,638	46,638	46,638
Flex	-	-	-	-	-	-	23,143	23,143	23,143	23,143	23,143	23,143	23,143	23,143
Industrial	-	-	-	-	-	-	179,888	179,888	179,888	179,888	179,888	179,888	179,888	179,888
<b>Total GFA added this year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>274,215</b>	<b>274,215</b>	<b>274,215</b>	<b>274,215</b>	<b>274,215</b>	<b>274,215</b>	<b>274,215</b>	<b>274,215</b>

Entire Zone as Expanded

Net land inventory	-	-	-	-	-	-	19,235,552	17,098,269	14,960,985	12,823,702	10,686,418	8,549,134	6,411,851	4,274,567
Floor area added this year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	32,059	32,059	32,059	32,059	32,059	32,059	32,059	32,059
Office	-	-	-	-	-	-	29,922	29,922	29,922	29,922	29,922	29,922	29,922	29,922
Flex	-	-	-	-	-	-	239,803	239,803	239,803	239,803	239,803	239,803	239,803	239,803
Industrial	-	-	-	-	-	-	538,595	538,595	538,595	538,595	538,595	538,595	538,595	538,595
Residential	-	-	-	-	-	-	0	0	0	0	0	0	0	0
<b>Total GFA added this year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>840,380</b>	<b>840,380</b>	<b>840,380</b>	<b>840,380</b>	<b>840,380</b>	<b>840,380</b>	<b>840,380</b>	<b>840,380</b>

**Schedule 5:  
Estimated Timing of Taxable Development**

Appraisals as of 1/1/	Year:	14	15	16	17	18	19	20	21	22	23	24	25	26
-----	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2025

**"No Fill" Scenario**

Original Zone															
Net land inventory	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160	7,013,160
Floor area added this year															
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Flex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total GFA added this year</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

**Development Scenario**

Original Zone														
Net land inventory	701,316	0	0	0	0	0	0	0	0	0	0	0	0	0
Floor area added this year														
Retail	24,546	24,546	0	0	0	0	0	0	0	0	0	0	0	0
Office	46,638	46,638	0	0	0	0	0	0	0	0	0	0	0	0
Flex	23,143	23,143	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	179,888	179,888	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total GFA added this year</b>	274,215	274,215	0	0	0	0	0	0	0	0	0	0	0	0
Entire Zone as Expanded														
Net land inventory	2,137,284	0	0	0	0	0	0	0	0	0	0	0	0	0
Floor area added this year														
Retail	32,059	32,059	0	0	0	0	0	0	0	0	0	0	0	0
Office	29,922	29,922	0	0	0	0	0	0	0	0	0	0	0	0
Flex	239,803	239,803	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	538,595	538,595	0	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total GFA added this year</b>	840,380	840,380	0	0	0	0	0	0	0	0	0	0	0	0

**Schedule 5:**  
**Estimated Timing of Taxable Development**

Appraisals as of 1/1/	Year: 27 2026	28 2027	29 2028	30 2029	Cumulative Total
-----------------------	------------------	------------	------------	------------	---------------------

**"No Fill" Scenario**

Original Zone					
Net land inventory	7,013,160	7,013,160	7,013,160	7,013,160	██████████
Floor area added this year					
Retail	-	-	-	-	-
Office	-	-	-	-	-
Flex	-	-	-	-	-
Industrial	-	-	-	-	-
Total GFA added this year	-	-	-	-	-

**Development Scenario**

Original Zone					
Net land inventory	0	0	0	0	██████████
Floor area added this year					
Retail	0	0	0	0	245,461
Office	0	0	0	0	466,375
Flex	0	0	0	0	231,434
Industrial	0	0	0	0	1,798,876
Total GFA added this year	0	0	0	0	2,742,146

**Entire Zone as Expanded**

Net land inventory	0	0	0	0	██████████
Floor area added this year					
Retail	0	0	0	0	320,593
Office	0	0	0	0	299,220
Flex	0	0	0	0	2,398,032
Industrial	0	0	0	0	5,385,955
Residential	0	0	0	0	0
Total GFA added this year	0	0	0	0	8,403,799

**Schedule 6:  
Estimated Annual Appraised Values**

**Assumptions:**

Development quantities and timing are from separate schedules.

City-owned tract will become taxable on 1/1/2003 at:  Tract remains tax-exempt in "no Fill" scenario.

Agricultural valuation continues indefinitely in "No Fill" scenario. Agricultural valuation status ends by 1/1/2004 in development scenario.

In "No Fill" scenario, annual land appreciation:

Development scenario only:

All anticipated dedications are deducted from unimproved land inventory on 1/1/2005.

Annual pre-construction inflation after 1/1/02:  Applied to new construction only

Annual vacant land inflation:

Post-construction annual appraisal change:  Applied to prior development

Year:	Base	1	2	3	4	5	6	7	8	9	10	11
Appraisals as of 1/1/	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>"No Fill" Scenario</b>												
Original Zone												
Floodplain/agriculture	\$18,200	\$17,285	\$17,285	\$17,285	\$17,803	\$18,338	\$18,888	\$19,454	\$20,038	\$20,639	\$21,258	\$21,896
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total appraised value</b>	<b>\$18,200</b>	<b>\$17,285</b>	<b>\$17,285</b>	<b>\$17,285</b>	<b>\$17,803</b>	<b>\$18,338</b>	<b>\$18,888</b>	<b>\$19,454</b>	<b>\$20,038</b>	<b>\$20,639</b>	<b>\$21,258</b>	<b>\$21,896</b>
<b>Captured appraised value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$138</b>	<b>\$688</b>	<b>\$1,255</b>	<b>\$1,838</b>	<b>\$2,439</b>	<b>\$3,058</b>	<b>\$3,696</b>
Zone as Expanded (starting 2002)												
Floodplain/agriculture	\$18,200	\$17,285	\$17,285	\$42,761	\$44,044	\$45,366	\$46,727	\$48,128	\$49,572	\$51,059	\$52,591	\$54,169
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total appraised value</b>	<b>\$18,200</b>	<b>\$17,285</b>	<b>\$17,285</b>	<b>\$42,761</b>	<b>\$44,044</b>	<b>\$45,366</b>	<b>\$46,727</b>	<b>\$48,128</b>	<b>\$49,572</b>	<b>\$51,059</b>	<b>\$52,591</b>	<b>\$54,169</b>
<b>Captured appraised value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$368</b>	<b>\$1,689</b>	<b>\$3,050</b>	<b>\$4,452</b>	<b>\$5,896</b>	<b>\$7,383</b>	<b>\$8,915</b>	<b>\$10,493</b>
<b>Development Scenario</b>												
Original Zone												
Unimproved land*	\$18,200	\$17,285	\$17,285	\$17,285	\$17,803	\$18,338	\$16,999	\$15,563	\$14,027	\$12,383	\$10,629	\$8,758
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$2,145,771	\$4,388,103	\$6,730,373	\$9,176,071	\$11,728,797	\$14,392,266
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$4,076,966	\$8,337,395	\$12,787,709	\$17,434,535	\$22,284,713	\$27,345,305
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023,156	\$4,137,354	\$6,345,780	\$8,651,724	\$11,058,580	\$13,569,850
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$15,725,439	\$32,158,523	\$49,324,019	\$67,247,491	\$85,955,323	\$105,474,747
<b>Total appraised value</b>	<b>\$18,200</b>	<b>\$17,285</b>	<b>\$17,285</b>	<b>\$17,285</b>	<b>\$17,803</b>	<b>\$18,338</b>	<b>\$23,988,331</b>	<b>\$49,036,937</b>	<b>\$75,201,907</b>	<b>\$102,522,204</b>	<b>\$131,038,042</b>	<b>\$160,790,926</b>
<b>Captured appraised value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$138</b>	<b>\$23,970,131</b>	<b>\$49,018,737</b>	<b>\$75,183,707</b>	<b>\$102,504,004</b>	<b>\$131,019,842</b>	<b>\$160,772,726</b>
Zone as Expanded (starting 2002)												
Unimproved land	\$18,200	\$17,285	\$17,285	\$42,761	\$544,044	\$560,366	\$519,459	\$489,861	\$468,374	\$451,851	\$436,516	\$416,978
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$2,802,561	\$5,731,237	\$8,790,443	\$11,984,733	\$15,318,812	\$18,797,530
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$2,615,724	\$5,349,155	\$8,204,413	\$11,185,751	\$14,297,557	\$17,544,361
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$20,963,156	\$42,869,654	\$65,752,512	\$89,645,806	\$114,584,710	\$140,605,524
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$47,083,025	\$96,284,785	\$147,679,438	\$201,343,522	\$257,356,034	\$315,798,504
Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total appraised value</b>	<b>\$18,200</b>	<b>\$17,285</b>	<b>\$17,285</b>	<b>\$42,761</b>	<b>\$544,044</b>	<b>\$560,366</b>	<b>\$73,983,924</b>	<b>\$150,724,693</b>	<b>\$230,895,180</b>	<b>\$314,611,663</b>	<b>\$401,993,629</b>	<b>\$493,162,898</b>
<b>Captured appraised value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,368</b>	<b>\$516,689</b>	<b>\$73,940,248</b>	<b>\$150,681,017</b>	<b>\$230,851,503</b>	<b>\$314,567,987</b>	<b>\$401,949,952</b>	<b>\$493,119,222</b>

**Schedule 6:  
Estimated Annual Appraised Values**

Year:	12	13	14	15	16	17	18	19	20	21
Appraisals as of 1/1/_____:	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>"No Fill" Scenario</b>										
Original Zone										
Floodplain/agriculture	\$22,553	\$23,229	\$23,926	\$24,644	\$25,383	\$26,145	\$26,929	\$27,737	\$28,569	\$29,426
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$22,553	\$23,229	\$23,926	\$24,644	\$25,383	\$26,145	\$26,929	\$27,737	\$28,569	\$29,426
Captured appraised value	\$4,353	\$5,030	\$5,727	\$6,444	\$7,184	\$7,945	\$8,730	\$9,537	\$10,370	\$11,227
Zone as Expanded (starting 2002)										
Floodplain/agriculture	\$55,794	\$57,468	\$59,192	\$60,967	\$62,797	\$64,680	\$66,621	\$68,619	\$70,678	\$72,798
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$55,794	\$57,468	\$59,192	\$60,967	\$62,797	\$64,680	\$66,621	\$68,619	\$70,678	\$72,798
Captured appraised value	\$12,118	\$13,791	\$15,515	\$17,291	\$19,120	\$21,004	\$22,945	\$24,943	\$27,002	\$29,122
<b>Development Scenario</b>										
Original Zone										
Unimproved land*	\$6,766	\$4,646	\$2,393	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail	\$17,170,313	\$20,066,896	\$23,086,098	\$26,232,135	\$28,625,617	\$27,025,001	\$27,430,376	\$27,841,832	\$28,259,459	\$28,683,351
Office	\$32,623,595	\$38,127,102	\$43,863,587	\$49,841,056	\$50,588,672	\$51,347,502	\$52,117,714	\$52,899,480	\$53,692,972	\$54,498,367
Flex	\$16,189,152	\$18,920,216	\$21,766,893	\$24,733,156	\$25,104,153	\$25,480,715	\$25,862,926	\$26,250,870	\$26,644,633	\$27,044,302
Industrial	\$125,833,865	\$147,061,679	\$169,188,120	\$192,244,073	\$195,127,734	\$198,054,650	\$201,025,469	\$204,040,852	\$207,101,464	\$210,207,986
Total appraised value	\$191,823,690	\$224,180,539	\$257,907,090	\$293,050,419	\$297,446,175	\$301,907,868	\$306,436,486	\$311,033,033	\$315,698,528	\$320,434,006
Captured appraised value	\$191,805,490	\$224,162,339	\$257,888,890	\$293,032,219	\$297,427,975	\$301,889,668	\$306,418,286	\$311,014,833	\$315,680,329	\$320,415,807
Zone as Expanded (starting 2002)										
Unimproved land	\$384,623	\$324,819	\$211,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail	\$22,425,897	\$26,209,082	\$30,152,419	\$34,261,412	\$34,775,333	\$35,296,963	\$35,826,417	\$36,363,814	\$36,909,271	\$37,462,910
Office	\$20,930,838	\$24,461,810	\$28,142,258	\$31,977,318	\$32,456,977	\$32,943,832	\$33,437,989	\$33,939,559	\$34,448,653	\$34,965,383
Flex	\$167,745,712	\$196,043,936	\$225,540,094	\$256,275,359	\$260,119,490	\$264,021,282	\$267,981,601	\$272,001,325	\$276,081,345	\$280,222,565
Industrial	\$376,755,075	\$440,312,583	\$506,560,639	\$575,591,716	\$584,225,592	\$592,988,976	\$601,883,811	\$610,912,068	\$620,075,749	\$629,376,885
Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$588,242,145	\$687,352,230	\$790,607,317	\$898,105,805	\$911,577,392	\$925,251,053	\$939,129,819	\$953,216,766	\$967,515,018	\$982,027,743
Captured appraised value	\$588,198,469	\$687,308,554	\$790,563,641	\$898,062,129	\$911,533,716	\$925,207,377	\$939,086,143	\$953,173,090	\$967,471,341	\$981,984,067

**Schedule 6:  
Estimated Annual Appraised Values**

Appraisals as of 1/1/	Year: 22 2021	23 2022	24 2023	25 2024	26 2025	27 2026	28 2027	29 2028	30 2029
<b>"No Fill" Scenario</b>									
Original Zone									
Floodplain/agriculture	\$30,309	\$31,218	\$32,155	\$33,120	\$34,113	\$35,137	\$36,191	\$37,276	\$38,395
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total appraised value</b>	<b>\$30,309</b>	<b>\$31,218</b>	<b>\$32,155</b>	<b>\$33,120</b>	<b>\$34,113</b>	<b>\$35,137</b>	<b>\$36,191</b>	<b>\$37,276</b>	<b>\$38,395</b>
Captured appraised value	\$12,109	\$13,019	\$13,955	\$14,920	\$15,913	\$0	\$0	\$0	\$0
Zone as Expanded (starting 2002)									
Floodplain/agriculture	\$74,982	\$77,232	\$79,549	\$81,935	\$84,393	\$86,925	\$89,533	\$92,219	\$94,985
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total appraised value</b>	<b>\$74,982</b>	<b>\$77,232</b>	<b>\$79,549</b>	<b>\$81,935</b>	<b>\$84,393</b>	<b>\$86,925</b>	<b>\$89,533</b>	<b>\$92,219</b>	<b>\$94,985</b>
Captured appraised value	\$31,306	\$33,556	\$35,872	\$38,259	\$40,717	\$0	\$0	\$0	\$0
<b>Development Scenario</b>									
Original Zone									
Unimproved land*	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail	\$29,113,601	\$29,550,305	\$29,993,560	\$30,443,463	\$30,900,115	\$31,363,617	\$31,834,071	\$32,311,582	\$32,796,256
Office	\$55,315,842	\$56,145,580	\$56,987,764	\$57,842,580	\$58,710,219	\$59,590,872	\$60,484,735	\$61,392,006	\$62,312,886
Flex	\$27,449,967	\$27,861,716	\$28,279,642	\$28,703,837	\$29,134,394	\$29,571,410	\$30,014,981	\$30,465,206	\$30,922,184
Industrial	\$213,361,106	\$216,561,523	\$219,809,945	\$223,107,095	\$226,453,701	\$229,850,507	\$233,298,264	\$236,797,738	\$240,349,704
<b>Total appraised value</b>	<b>\$325,240,516</b>	<b>\$330,119,124</b>	<b>\$335,070,911</b>	<b>\$340,096,975</b>	<b>\$345,198,429</b>	<b>\$350,376,406</b>	<b>\$355,632,052</b>	<b>\$360,966,533</b>	<b>\$366,381,031</b>
Captured appraised value	\$325,222,317	\$330,100,924	\$335,052,711	\$340,078,775	\$345,180,230	\$0	\$0	\$0	\$0
Zone as Expanded (starting 2002)									
Unimproved land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail	\$38,024,853	\$38,595,226	\$39,174,155	\$39,761,767	\$40,358,193	\$40,963,566	\$41,578,020	\$42,201,690	\$42,834,716
Office	\$35,489,863	\$36,022,211	\$36,562,544	\$37,110,983	\$37,667,647	\$38,232,662	\$38,806,152	\$39,388,244	\$39,979,068
Flex	\$284,425,904	\$288,692,293	\$293,022,677	\$297,418,017	\$301,879,287	\$306,407,477	\$311,003,589	\$315,668,643	\$320,403,672
Industrial	\$638,817,538	\$648,399,801	\$658,125,798	\$667,997,685	\$678,017,651	\$688,187,915	\$698,510,734	\$708,988,395	\$719,623,221
Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total appraised value</b>	<b>\$996,758,159</b>	<b>\$1,011,709,531</b>	<b>\$1,026,885,174</b>	<b>\$1,042,288,452</b>	<b>\$1,057,922,779</b>	<b>\$1,073,791,620</b>	<b>\$1,089,898,495</b>	<b>\$1,106,246,972</b>	<b>\$1,122,840,677</b>
Captured appraised value	\$996,714,483	\$1,011,665,855	\$1,026,841,498	\$1,042,244,776	\$1,057,879,102	\$0	\$0	\$0	\$0

**Schedule 7:  
Estimated Real Property Tax Collected,  
Contributed to TIF and Retained,  
If No Fill, No Development**

Assumptions:

Property tax rates per \$100

Tax collection rate: **99%**

MISD: **\$1.58000**

City: **\$0.54148**

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Valuations for Jan. 1,	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Collections by May 1,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Est. real property tax collected by:</b>																					
MISD	\$270	\$270	\$270	\$278	\$287	\$295	\$304		\$313	\$323	\$333	\$342	\$353	\$363	\$374	\$385	\$397	\$409	\$421	\$434	\$447
City, from original Zone	\$93	\$93	\$93	\$95	\$98	\$101	\$104		\$107	\$111	\$114	\$117	\$121	\$125	\$128	\$132	\$136	\$140	\$144	\$149	\$153
City from total expanded Zone	\$93	\$93	\$229	\$236	\$243	\$250	\$258		\$266	\$274	\$282	\$290	\$299	\$308	\$317	\$327	\$337	\$347	\$357	\$368	\$379
<b>Total (MISD original, City revised)</b>	<b>\$363</b>	<b>\$363</b>	<b>\$500</b>	<b>\$515</b>	<b>\$530</b>	<b>\$546</b>	<b>\$562</b>		<b>\$579</b>	<b>\$597</b>	<b>\$614</b>	<b>\$633</b>	<b>\$652</b>	<b>\$671</b>	<b>\$692</b>	<b>\$712</b>	<b>\$734</b>	<b>\$756</b>	<b>\$778</b>	<b>\$802</b>	<b>\$826</b>
<b>Est. property tax dedicated to TIF by:</b>																					
MISD	\$0	\$0	\$0	\$0	\$2	\$11	\$20		\$29	\$38	\$48	\$58	\$68	\$79	\$90	\$101	\$112	\$124	\$137	\$149	\$162
City, from original Zone*	\$0	\$0	\$0	\$0	\$1	\$4	\$7		\$10	\$13	\$16	\$20	\$23	\$27	\$31	\$35	\$39	\$43	\$47	\$51	\$56
City from total expanded Zone	\$0	\$0	\$0	\$2	\$9	\$16	\$24		\$32	\$40	\$48	\$56	\$65	\$74	\$83	\$93	\$102	\$113	\$123	\$134	\$145
<b>Total (MISD original, City revised)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$11</b>	<b>\$27</b>	<b>\$43</b>		<b>\$60</b>	<b>\$78</b>	<b>\$96</b>	<b>\$114</b>	<b>\$133</b>	<b>\$153</b>	<b>\$173</b>	<b>\$193</b>	<b>\$215</b>	<b>\$237</b>	<b>\$260</b>	<b>\$283</b>	<b>\$307</b>
<b>Est. real property tax retained by:</b>																					
MISD	\$270	\$270	\$270	\$278	\$285	\$285	\$285		\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285
City, from original Zone	\$93	\$93	\$93	\$95	\$98	\$98	\$98		\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98
City from total expanded Zone	\$93	\$93	\$229	\$234	\$234	\$234	\$234		\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234
<b>Total (MISD original, City revised)</b>	<b>\$363</b>	<b>\$363</b>	<b>\$500</b>	<b>\$513</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>		<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>



**Schedule 7:  
Estimated Real Property Tax Collected,  
Contributed to TIF and Retained,  
If No Fill, No Development**

Year:	21	22	23	24	25	26	27	28	29	30	Est. Adjustment	Cumulative,	While MISD Contributes,	
Valuations for Jan. 1,	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	at End of Term	30 Years	Est. % of Total Contributions from	
Collections by May 1,	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	If No Spending		Original Zone	Revised Zone
Est. real property tax collected by:														
MISD	\$460	\$474	\$488	\$503	\$518	\$534	\$550	\$566	\$583	\$601		\$12,148		
City, from original Zone	\$158	\$162	\$167	\$172	\$178	\$183	\$188	\$194	\$200	\$206		\$4,163		
City from total expanded Zone	\$390	\$402	\$414	\$426	\$439	\$452	\$466	\$480	\$494	\$509		\$10,026		
<b>Total (MISD original, City revised)</b>	<b>\$851</b>	<b>\$876</b>	<b>\$902</b>	<b>\$929</b>	<b>\$957</b>	<b>\$986</b>	<b>\$1,016</b>	<b>\$1,046</b>	<b>\$1,077</b>	<b>\$1,110</b>		<b>\$22,174</b>		
Est. property tax dedicated to TIF by:														
MISD	\$176	\$189	\$204	\$218	\$233	\$249	\$0	\$0	\$0	\$0	(\$2,496)	\$0	74%	51%
City, from original Zone*	\$60	\$65	\$70	\$75	\$80	\$85	\$0	\$0	\$0	\$0	(\$855)	\$0	26%	
City from total expanded Zone	\$156	\$168	\$180	\$192	\$205	\$218	\$0	\$0	\$0	\$0	(\$2,277)	\$0		49%
<b>Total (MISD original, City revised)</b>	<b>\$332</b>	<b>\$357</b>	<b>\$384</b>	<b>\$411</b>	<b>\$438</b>	<b>\$467</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,773)</b>	<b>\$0</b>	<b>100%</b>	<b>100%</b>
Est. real property tax retained by:														
MISD	\$285	\$285	\$285	\$285	\$285	\$285	\$550	\$566	\$583	\$601	\$2,496	\$12,148		
City, from original Zone	\$98	\$98	\$98	\$98	\$98	\$98	\$188	\$194	\$200	\$206	\$855	\$4,163		
City from total expanded Zone	\$234	\$234	\$234	\$234	\$234	\$234	\$466	\$480	\$494	\$509	\$2,277	\$10,026		
<b>Total (MISD original, City revised)</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$1,016</b>	<b>\$1,046</b>	<b>\$1,077</b>	<b>\$1,110</b>	<b>\$4,773</b>	<b>\$22,174</b>		

**Schedule 8:**  
**Estimated Real Property Tax Collected,**  
**Contributed to TIF and Retained,**  
**If Developed as Planned**

Taxes do not include payments for rollback of agricultural valuations to market appraisals for five preceeding years. First rollback payment is received in 2006. Rollback payments will flow to TIF fund , although rollback payments due to residential development (est. 3%) will flow to City general fund.

Assumptions:

Property tax rates per \$100

MISD: **\$1.58000**  
 City: **\$0.54148**

Tax collection rate: **99%**

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13
<i>Valuations for Jan. 1,</i>	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<i>Collections by May 1,</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
<b>Est. real property tax collected by:</b>														
MISD	\$270	\$270	\$270	\$278	\$287	\$375,225	\$767,036	\$1,176,308	\$1,603,652	\$2,049,697	\$2,515,092	\$3,000,506	\$3,506,632	
City, from original Zone	\$93	\$93	\$93	\$95	\$98	\$128,593	\$262,870	\$403,131	\$549,586	\$702,449	\$861,944	\$1,028,300	\$1,201,754	
City from total expanded Zone	\$93	\$93	\$229	\$2,916	\$3,004	\$396,602	\$807,983	\$1,237,749	\$1,686,524	\$2,154,948	\$2,643,675	\$3,153,361	\$3,684,656	
<b>Total (MISD original, City revised)</b>	<b>\$363</b>	<b>\$363</b>	<b>\$500</b>	<b>\$3,195</b>	<b>\$3,291</b>	<b>\$771,828</b>	<b>\$1,575,018</b>	<b>\$2,414,057</b>	<b>\$3,290,176</b>	<b>\$4,204,645</b>	<b>\$5,158,766</b>	<b>\$6,153,868</b>	<b>\$7,191,288</b>	
<b>Est. property tax dedicated to TIF by:</b>														
MISD	\$0	\$0	\$0	\$0	\$2	\$374,941	\$766,751	\$1,176,024	\$1,603,368	\$2,049,412	\$2,514,807	\$3,000,221	\$3,506,347	
City, from original Zone	\$0	\$0	\$0	\$0	\$1	\$128,496	\$262,772	\$403,034	\$549,488	\$702,352	\$861,847	\$1,028,202	\$1,201,656	
City from total expanded Zone	\$0	\$0	\$0	\$2,682	\$2,770	\$396,368	\$807,748	\$1,237,515	\$1,686,290	\$2,154,714	\$2,643,441	\$3,153,127	\$3,684,422	
<b>Total (MISD original, City revised)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,682</b>	<b>\$2,772</b>	<b>\$771,309</b>	<b>\$1,574,500</b>	<b>\$2,413,538</b>	<b>\$3,289,657</b>	<b>\$4,204,126</b>	<b>\$5,158,248</b>	<b>\$6,153,349</b>	<b>\$7,190,769</b>	
<b>Est. real property tax retained by:</b>														
MISD	\$270	\$270	\$270	\$278	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285
City, from original Zone	\$93	\$93	\$93	\$95	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98
City from total expanded Zone	\$93	\$93	\$229	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234
<b>Total (MISD original, City revised)</b>	<b>\$363</b>	<b>\$363</b>	<b>\$500</b>	<b>\$513</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>	<b>\$519</b>

**Schedule 8:**  
**Estimated Real Property Tax Collected,**  
**Contributed to TIF and Retained,**  
**If Developed as Planned**

<i>Year:</i>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
<i>Valuations for Jan. 1,</i>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
<i>Collections by May 1,</i>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<b>Est. real property tax collected by:</b>											
MISD	\$4,034,183	\$4,583,895	\$4,652,653	\$4,722,443	\$4,793,280	\$4,865,179	\$4,938,156	\$5,012,229	\$5,087,412	\$5,163,723	\$5,241,179
City, from original Zone	\$1,382,550	\$1,570,941	\$1,594,505	\$1,618,423	\$1,642,699	\$1,667,340	\$1,692,350	\$1,717,735	\$1,743,501	\$1,769,654	\$1,796,199
City from total expanded Zone	\$4,238,171	\$4,814,433	\$4,886,649	\$4,959,949	\$5,034,348	\$5,109,863	\$5,186,511	\$5,264,309	\$5,343,274	\$5,423,423	\$5,504,774
<b>Total (MISD original, City revised)</b>	<b>\$8,272,353</b>	<b>\$9,398,327</b>	<b>\$9,539,302</b>	<b>\$9,682,392</b>	<b>\$9,827,628</b>	<b>\$9,975,042</b>	<b>\$10,124,668</b>	<b>\$10,276,538</b>	<b>\$10,430,686</b>	<b>\$10,587,146</b>	<b>\$10,745,953</b>
<b>Est. property tax dedicated to TIF by:</b>											
MISD	\$4,033,898	\$4,583,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City, from original Zone	\$1,382,453	\$1,570,844	\$1,594,408	\$1,618,325	\$1,642,602	\$1,667,242	\$1,692,252	\$0	\$0	\$0	\$0
City from total expanded Zone	\$4,237,937	\$4,814,199	\$4,886,415	\$4,959,715	\$5,034,114	\$5,109,629	\$5,186,277	\$0	\$0	\$0	\$0
<b>Total (MISD original, City revised)</b>	<b>\$8,271,835</b>	<b>\$9,397,809</b>	<b>\$4,886,415</b>	<b>\$4,959,715</b>	<b>\$5,034,114</b>	<b>\$5,109,629</b>	<b>\$5,186,277</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Est. real property tax retained by:</b>											
MISD	\$285	\$285	\$4,652,653	\$4,722,443	\$4,793,280	\$4,865,179	\$4,938,156	\$5,012,229	\$5,087,412	\$5,163,723	\$5,241,179
City, from original Zone	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$1,717,735	\$1,743,501	\$1,769,654	\$1,796,199
City from total expanded Zone	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$5,264,309	\$5,343,274	\$5,423,423	\$5,504,774
<b>Total (MISD original, City revised)</b>	<b>\$519</b>	<b>\$519</b>	<b>\$4,652,887</b>	<b>\$4,722,677</b>	<b>\$4,793,514</b>	<b>\$4,865,413</b>	<b>\$4,938,391</b>	<b>\$10,276,538</b>	<b>\$10,430,686</b>	<b>\$10,587,146</b>	<b>\$10,745,953</b>

**Schedule 8:**  
**Estimated Real Property Tax Collected,**  
**Contributed to TIF and Retained,**  
**If Developed as Planned**

	Year: 25 2024 Collections by Jan. 1, 2025	26 2025 2026	27 2026 2027	28 2027 2028	29 2028 2029	30 2029 2030	Est. Adjustment in Final Year for MISD	Est. Adjustment in Final Year for City	Cumulative, 30 Years
Est. real property tax collected by:									
MISD	\$5,319,797	\$5,399,594	\$5,480,588	\$5,562,797	\$5,646,239	\$5,730,932			\$101,229,802
City, from original Zone	\$1,823,142	\$1,850,489	\$1,878,246	\$1,906,420	\$1,935,016	\$1,964,041			\$34,692,350
City from total expanded Zone	\$5,587,346	\$5,671,156	\$5,756,223	\$5,842,567	\$5,930,205	\$6,019,158			\$106,344,190
Total (MISD original, City revised)	\$10,907,143	\$11,070,750	\$11,236,811	\$11,405,363	\$11,576,444	\$11,750,090			\$207,573,992
Est. property tax dedicated to TIF by:									
MISD	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,579,427)		\$21,029,954
City, from original Zone	\$0	\$0	\$0	\$0	\$0	\$0			\$16,305,974
City from total expanded Zone	\$0	\$0	\$0	\$0	\$0	\$0		(\$93,220)	\$49,904,142
Total (MISD original, City revised)	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,579,427)	(\$93,220)	\$70,934,096
Est. real property tax retained by:									
MISD	\$5,319,797	\$5,399,594	\$5,480,588	\$5,562,797	\$5,646,239	\$5,730,932	\$2,579,427		\$80,199,848
City, from original Zone	\$1,823,142	\$1,850,489	\$1,878,246	\$1,906,420	\$1,935,016	\$1,964,041			\$18,386,376
City from total expanded Zone	\$5,587,346	\$5,671,156	\$5,756,223	\$5,842,567	\$5,930,205	\$6,019,158		\$93,220	\$56,440,048
Total (MISD original, City revised)	\$10,907,143	\$11,070,750	\$11,236,811	\$11,405,363	\$11,576,444	\$11,750,090	\$2,579,427	\$93,220	\$136,639,896

**Schedule 9.1:  
Estimated Public Improvement Costs,  
Cash Advanced by City**

	2002 Cost Estimate	Cash Advance by May, 2002		Cash Advance by May, 2003		Cash Advance by May, 2004		Cash Advance by May, 2005		Cash Advance by May, 2006	
		Capital Cost	% of Cost, with Inflation	Capital Cost	% of Cost, with Inflation	Capital Cost	% of Cost, with Inflation	Capital Cost	% of Cost, with Inflation	Capital Cost	% of Cost, with Inflation
<b>For Original Zone</b>											
Capital costs, in 2002 dollars											
IH 20 interchange and frontage roads	\$9,425,959	0%	\$0	0%	\$0	100%	\$10,000,000	0%	\$0	0%	\$0
Subtotal	\$9,425,959		\$0		\$0		\$10,000,000		\$0		\$0
Interest costs											
(from reimbursement schedule)											
City administrative fees											
Total project costs for original Zone											
<b>For Expanded Part of Zone Only</b>											
Capital costs, in 2002 dollars											
Subtotal	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0	0%	\$0
Interest costs											
(from reimbursement schedule)											
Total for expanded part only											
<b>For All of Expanded Zone</b>											
Capital costs, in 2002 dollars	\$9,425,959										
Interest costs											
City administrative fees											
Total for all of expanded Zone											

Assumed annual inflation of construction costs:

A project cost of the original Zone is the lesser of actual TIF revenue for any year or \$30,000, payable as an administrative fee to the City.

**Schedule 9.1:**  
**Estimated Public Improvement Costs,**  
**Cash Advanced by City**

	Cash Advance by May, 2007		Cash Advance by May, 2008		Total Cost Advanced, With Inflation
	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	
<b>For Original Zone</b>					
Capital costs, in 2002 dollars					
IH 20 interchange and frontage roads	0%	\$0	0%	\$0	\$10,000,000
Subtotal		\$0		\$0	\$10,000,000
Interest costs					
(from reimbursement schedule)					\$4,662,720
City administrative fees					\$270,003
Total project costs for original Zone					\$14,932,723
<b>For Expanded Part of Zone Only</b>					
Capital costs, in 2002 dollars					
Subtotal	0%	\$0	0%	\$0	\$0
Interest costs					
(from reimbursement schedule)					\$23,715,797
Total for expanded part only					\$23,715,797
<b>For All of Expanded Zone</b>					
Capital costs, in 2002 dollars					\$10,000,000
Interest costs					\$28,378,518
City administrative fees					\$270,003
Total for all of expanded Zone					\$38,648,520

**Schedule 9.2:**  
**Estimated Public Improvement Costs,**  
**Cash Advanced by Developer or District**

	2002 Cost Estimate	Cash Advance by May, 2002		Cash Advance by May, 2003		Cash Advance by May, 2004		Cash Advance by May, 2005		Cash Advance by May, 2006	
		% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation
<b>For Original Zone</b>											
Capital costs, in 2002 dollars											
IH 20 interchange and frontage roads	\$1,572,209	0%	\$0	0%	\$0	18%	\$318,457	43%	\$746,257	28%	\$488,006
Main road (4-lane divided, w utilities)	\$2,998,000	0%	\$0	50%	\$1,543,970	50%	\$1,590,289	0%	\$0	0%	\$0
Ring road (with utilities)	\$2,332,000	0%	\$0	50%	\$1,200,980	50%	\$1,237,009	0%	\$0	0%	\$0
Subtotal	\$6,902,209		\$0		\$2,744,950		\$3,145,756		\$746,257		\$488,006
Interest costs											
(from reimbursement schedule)											
City administrative fees											
Total project costs for original Zone											
<b>For Expanded Part of Zone Only</b>											
Earthwork (2003 cost estimate)	\$14,410,820	0%	\$0	50%	\$7,205,410	50%	\$7,205,410	0%	\$0	0%	\$0
Additional ring road (2002 cost)	\$2,332,000	0%	\$0	0%	\$0	5%	\$123,701	50%	\$1,274,120	45%	\$1,181,109
Roads/utilities (2002 cost)	\$1,638,000	0%	\$0	0%	\$0	5%	\$86,888	50%	\$894,943	45%	\$829,613
Subtotal	\$18,380,820		\$0		\$7,205,410		\$7,415,999		\$2,169,063		\$2,010,721
Interest costs											
(from reimbursement schedule)											
Total for expanded part only											
<b>For All of Expanded Zone</b>											
Capital costs, in 2002 dollars											
Interest costs											
City administrative fees											
Total for all of expanded Zone											

Assumed annual inflation of construction costs: 3.0% (except earthwork, a 2003 cost estimate)

A project cost of the original Zone is the lesser of actual TIF revenue for any year or \$30,000, payable as an administrative fee to the City.

**Schedule 9.2:**  
**Estimated Public Improvement Costs,**  
**Cash Advanced by Developer or District**

	Cash Advance by May, 2007		Cash Advance by May, 2008		Total Cost Advanced, With Inflation
	% of Capital Cost	Cost, with Inflation	% of Capital Cost	Cost, with Inflation	
<b>For Original Zone</b>					
Capital costs, in 2002 dollars					
IH 20 interchange and frontage roads	10%	\$180,284	0%	\$0	\$1,733,004
Main road (4-lane divided, w utilities)	0%	\$0	0%	\$0	\$3,134,259
Ring road (with utilities)	0%	\$0	0%	\$0	\$2,437,989
Subtotal		\$180,284		\$0	\$7,305,253
Interest costs					
(from reimbursement schedule)					\$4,662,720
City administrative fees					\$270,003
Total project costs for original Zone					\$12,237,976
<b>For Expanded Part of Zone Only</b>					
Earthwork (2003 cost estimate)	0%	\$0	0%	\$0	\$14,410,820
Additional ring road (2002 cost)	0%	\$0	0%	\$0	\$2,578,930
Roads/utilities (2002 cost)	0%	\$0	0%	\$0	\$1,811,444
Subtotal		\$0		\$0	\$18,801,193
Interest costs					
(from reimbursement schedule)					\$23,715,797
Total for expanded part only					\$42,516,991
<b>For All of Expanded Zone</b>					
Capital costs, in 2002 dollars					\$26,106,446
Interest costs					\$28,378,518
City administrative fees					\$270,003
Total for all of expanded Zone					\$54,754,966



**Schedule 10.1:**  
**TIF Reimbursement Schedule for City,**  
**Project Costs for Original Zone, Using Tax Increments from Original Zone**

**Assumptions:**

Public improvement capital costs, adjusted for inflation, are imported from the a separate schedule.

City advances funds for IH 20 interchange and utilities.

Interest on advances, compounded annually: 5.5% Actual interest terms are to be determined.

No interest has been credited to TIF cash balances.

City may opt to finance public improvements with bonds or certificates, which will amortize differently.

	Year:	Base	1	2	3	4	5	6	7	8	9	10
	Appraisal and Levy:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
	Receipts by May 1,											
	Expenses during year ended May 31,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>Cash available to tax increment fund</b>												
Real property tax to Fund		\$0	\$0	\$0	\$0	\$0	\$3	\$503,436	\$1,029,523	\$1,579,057	\$2,152,856	\$2,751,764
Priority TIF cash for City debt service (1)		\$0	\$0	\$0	\$0	\$0	\$3	\$316,409	\$647,052	\$992,431	\$1,353,060	\$1,729,470
Less administrative fees (2)		\$0	\$0	\$0	\$0	\$0	\$3	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Net funds for City debt service		\$0	\$0	\$0	\$0	\$0	\$0	\$286,409	\$617,052	\$962,431	\$1,323,060	\$1,699,470
<b>Advances and debt service</b>												
Principal carried from previous year		\$0	\$0	\$0	\$0	\$0	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$9,708,067
New principal advanced by developer		\$0	\$0	\$0	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291,933	\$1,165,527
Net reimbursable principal		\$0	\$0	\$0	\$0	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$9,708,067	\$8,542,541
Interest carried from previous year		\$0	\$0	\$0	\$0	\$0	\$0	\$550,000	\$843,841	\$823,200	\$456,045	\$0
Interest accrued this period		\$0	\$0	\$0	\$0	\$0	\$0	\$550,000	\$580,250	\$596,411	\$595,276	\$575,082
Total interest before reduction this period		\$0	\$0	\$0	\$0	\$0	\$0	\$550,000	\$1,130,250	\$1,440,253	\$1,418,477	\$1,031,128
Less interest repaid this year		\$0	\$0	\$0	\$0	\$0	\$0	\$286,409	\$617,052	\$962,431	\$1,031,128	\$533,944
Net reimbursable interest		\$0	\$0	\$0	\$0	\$0	\$0	\$550,000	\$843,841	\$823,200	\$456,045	\$0
Total principal and interest owed by Fund		\$0	\$0	\$0	\$0	\$10,000,000	\$10,550,000	\$10,843,841	\$10,823,200	\$10,456,045	\$9,708,067	\$8,542,541
<b>Fund balance at end of period (3)</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

(1) The City has a claim senior to the developer or District for all funds flowing to the TIF in a tax year, subject to the maximum figures, "TIF cash flow for City debt service," as they appear in this schedule. Figures were based on appraisals of \$50 per SF GFA, plus inflation. TIF cash flow in excess of the annual City fee and the "TIF cash flow for City debt service" amount flows to developer or District project costs.

(2) Annual administrative fees will be paid by the sole recipient of TIF cash flow in each year or, if multiple recipients, the party with claim to the first \$30,000.

(3) Fund balance after all TIF project costs, including interest and administrative costs, may be prorated to taxing units. City share of balance will be used to reimburse developer or District expenses for project costs.

**Schedule 10.1:**  
**TIF Reimbursement Schedule for City,**  
**Project Costs for Original Zone, Using Tax Increments from Original Zone**

Year:	11	12	13	14	15	16	17	18	19	20
Appraisal and Levy:	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Receipts by May 1,										
Expenses during year ended May 31,	2011	2012	2013	2014*	2015	2016	2017	2018	2019	2020
<b>Cash available to tax increment fund</b>										
Real property tax to Fund	\$3,376,654	\$4,028,424	\$4,708,004	\$5,416,351	\$6,154,454	\$0	\$0	\$0	\$0	\$0
Priority TIF cash for City debt service (1)	\$2,122,209	\$2,531,842	\$2,958,953	\$3,404,143	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees (2)	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for City debt service	\$2,092,209	\$2,501,842	\$2,928,953	\$3,374,143	\$0	\$0	\$0	\$0	\$0	\$0
<b>Advances and debt service</b>										
Principal carried from previous year	\$8,542,541	\$6,920,171	\$4,798,938	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$1,622,370	\$2,121,233	\$2,665,011	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$6,920,171	\$4,798,938	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$469,840	\$380,609	\$263,942	\$117,366	\$0	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$469,840	\$380,609	\$263,942	\$117,366	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$469,840	\$380,609	\$263,942	\$117,366	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$6,920,171	\$4,798,938	\$2,133,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EOY 2014 fund balance flows to developer for original project costs. See Sched. 10.2 for 2015 EOY balance.										
Fund balance at end of period (3)	\$0	\$0	\$0	\$1,122,850	\$0	\$0	\$0	\$0	\$0	\$0

\*Cash available to fund is unadjusted for return to MISD of funds in excess of project cost needs

**Schedule 10.1:**  
**TIF Reimbursement Schedule for City,**  
**Project Costs for Original Zone, Using Tax Increments from Original Zone**

<i>Year:</i>	21	22	23	24	25	26	27	28	29	30	Total
<i>Appraisal and Levy:</i>	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2029
<i>Receipts by May 1,</i>											
<i>Expenses during year ended May 31,</i>	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Uses of Funds*
<b>Cash available to tax increment fund</b>											
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$31,700,526
Priority TIF cash for City debt service (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$16,055,573
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$270,003
Net funds for City debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$15,785,570
<b>Advances and debt service</b>											
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$10,000,000
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$10,000,000
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$4,662,720
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$4,662,720
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fund balance at end of period (3)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Schedule 10.2:**  
**TIF Reimbursement Schedule for Developer or District,**  
**Project Costs for Original Zone, Using Tax Increments from Original Zone**

Assumptions:

Public improvement capital costs, adjusted for inflation, are imported from the a separate schedule.  
 Developer or District advances funds for identified items.  
 Interest on advances, compounded annually: 7.50% Actual interest terms are to be determined.  
 No interest has been credited to TIF cash balances.

Year:	Base	1	2	3	4	5	6	7	8	9	10
<i>Appraisal and Levy:</i>	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<i>Receipts by May 1,</i>											
<i>Expenses during year ended May 31,</i>	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>Cash available to tax increment fund</b>											
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$3	\$503,436	\$1,029,523	\$1,579,057	\$2,152,856	\$2,751,764
For developer's debt service (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$187,028	\$382,471	\$586,626	\$799,796	\$1,022,294
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$187,028	\$382,471	\$586,626	\$799,796	\$1,022,294
<b>Advances and debt service</b>											
Principal carried from previous year	\$0	\$0	\$0	\$0	\$2,744,950	\$5,890,706	\$6,636,963	\$7,124,969	\$7,305,253	\$7,305,253	\$7,305,253
New principal advanced by developer	\$0	\$0	\$0	\$2,744,950	\$3,145,756	\$746,257	\$488,006	\$180,284	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$0	\$0	\$2,744,950	\$5,890,706	\$6,636,963	\$7,124,969	\$7,305,253	\$7,305,253	\$7,305,253	\$7,305,253
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$205,871	\$663,115	\$1,023,593	\$1,252,263	\$1,307,451	\$1,153,608
Interest accrued this period	\$0	\$0	\$0	\$0	\$205,871	\$457,243	\$547,506	\$611,142	\$641,814	\$645,953	\$634,415
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$205,871	\$663,115	\$1,210,620	\$1,634,735	\$1,894,077	\$1,953,404	\$1,788,023
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$187,028	\$382,471	\$586,626	\$799,796	\$1,022,294
Net reimbursable interest	\$0	\$0	\$0	\$0	\$205,871	\$663,115	\$1,023,593	\$1,252,263	\$1,307,451	\$1,153,608	\$765,729
Total principal and interest owed by Fund	\$0	\$0	\$0	\$2,744,950	\$6,096,577	\$7,300,077	\$8,148,561	\$8,557,516	\$8,612,703	\$8,458,861	\$8,070,982
<b>Fund balance at end of period (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

- (1) Real property tax to Fund, less amounts for City debt service and fees from Schedule 10.1, plus any amount of City's priority claim not required to amortize City debt for project costs.
- (2) Annual administrative fees will be paid by the sole recipient of TIF cash flow in each year or, if multiple recipients, the party with claim to the first \$30,000.
- (3) Fund balance after all TIF project costs, including interest and administrative costs, may be prorated to taxing units. City share of balance will be used to reimburse project costs of expanded zone.

**Schedule 10.2:**  
**TIF Reimbursement Schedule for Developer or District,**  
**Project Costs for Original Zone, Using Tax Increments from Original Zone**

Year:	11	12	13	14	15	16	17	18	19	20
Appraisal and Levy:	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Receipts by May 1,										
Expenses during year ended May 31,	2011	2012	2013	2014	2015*	2016	2017	2018	2019	2020
<b>Cash available to tax increment fund</b>										
Real property tax to Fund	\$3,376,654	\$4,028,424	\$4,708,004	\$5,416,351	\$6,154,454	\$0	\$0	\$0	\$0	\$0
For developer's debt service (1)	\$1,254,444	\$1,496,582	\$1,749,051	\$3,135,057	\$6,154,454	\$0	\$0	\$0	\$0	\$0
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0
<b>Net funds for debt service</b>	<b>\$1,254,444</b>	<b>\$1,496,582</b>	<b>\$1,749,051</b>	<b>\$3,135,057</b>	<b>\$6,124,454</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Advances and debt service</b>										
Principal carried from previous year	\$7,305,253	\$7,305,253	\$6,481,919	\$5,219,012	\$2,475,380	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$823,334	\$1,262,907	\$2,743,631	\$2,475,380	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$7,305,253	\$6,481,919	\$5,219,012	\$2,475,380	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$765,729	\$116,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$605,324	\$556,640	\$486,144	\$391,426	\$185,654	\$0	\$0	\$0	\$0	\$0
<b>Total interest before reduction this period</b>	<b>\$1,371,053</b>	<b>\$673,248</b>	<b>\$486,144</b>	<b>\$391,426</b>	<b>\$185,654</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Less interest repaid this year	\$1,254,444	\$673,248	\$486,144	\$391,426	\$185,654	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	\$116,608	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total principal and interest owed by Fund</b>	<b>\$7,421,861</b>	<b>\$6,481,919</b>	<b>\$5,219,012</b>	<b>\$2,475,380</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Fund balance at end of period (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,463,420</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\*Cash available to fund is unadjusted for return to MISD of funds in excess of project cost needs

**Schedule 10.2:**  
**TIF Reimbursement Schedule for Developer or District,**  
**Project Costs for Original Zone, Using Tax Increments from Original Zone**

Year:	21	22	23	24	25	26	27	28	29	30	Total	
Appraisal and Levy:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Uses
Receipts by May 1,												of Funds*
Expenses during year ended May 31,	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
<b>Cash available to tax increment fund</b>												
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,700,526
For developer's debt service (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,767,802
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
<b>Net funds for debt service</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,737,802</b>
<b>Advances and debt service</b>												
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,305,253
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,305,253
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,969,130
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,969,130
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total principal and interest owed by Fund</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Fund balance at end of period (3)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\*Cash available to fund is unadjusted for return to MISD of funds in excess of project cost needs

**Schedule 11:**  
**TIF Reimbursement Schedule for Developer or District,**  
**Project Costs for Expansion Area, Using Tax Increments from Expansion Area**

Assumptions:

Public improvement capital costs, adjusted for inflation, are imported from the a separate schedule.

Developer or District advances funds for identified items.

Interest on advances, compounded annually: 7.50% Actual interest terms are to be determined.

No interest has been credited to TIF cash balances.

Year:	1	2	3	4	5	6	7	8	9	10	11	12
Appraisal and Levy:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Receipts by May 1,												
Expenses during year ended May 31,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>Cash available to tax increment fund</b>												
Real property tax to Fund		\$0	\$0	\$0	\$2,682	\$2,769	\$267,872	\$544,976	\$834,481	\$1,136,801	\$1,452,362	\$1,781,594
Less administrative fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service		\$0	\$0	\$0	\$2,682	\$2,769	\$267,872	\$544,976	\$834,481	\$1,136,801	\$1,452,362	\$1,781,594
<b>Advances and debt service</b>												
Principal carried from previous year	\$0	\$0	\$0	\$0	\$7,205,410	\$14,621,409	\$16,790,472	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193
New principal advanced by developer	\$0	\$0	\$0	\$7,205,410	\$7,415,999	\$2,169,063	\$2,010,721	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$0	\$0	\$7,205,410	\$14,621,409	\$16,790,472	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$537,723	\$1,671,889	\$2,788,694	\$3,862,959	\$4,728,290	\$5,356,200	\$5,715,642
Interest accrued this period	\$0	\$0	\$0	\$0	\$540,406	\$1,136,935	\$1,384,677	\$1,619,242	\$1,699,811	\$1,764,711	\$1,811,804	\$1,838,763
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$540,406	\$1,674,658	\$3,056,566	\$4,407,936	\$5,562,771	\$6,493,001	\$7,168,005	\$7,554,405
Less interest repaid this year	\$0	\$0	\$0	\$0	\$2,682	\$2,769	\$267,872	\$544,976	\$834,481	\$1,136,801	\$1,452,362	\$1,781,594
Net reimbursable interest	\$0	\$0	\$0	\$0	\$537,723	\$1,671,889	\$2,788,694	\$3,862,959	\$4,728,290	\$5,356,200	\$5,715,642	\$5,772,811
Total principal and interest owed by Fund	\$0	\$0	\$0	\$7,205,410	\$15,159,132	\$18,462,361	\$21,589,887	\$22,664,153	\$23,529,483	\$24,157,393	\$24,516,836	\$24,574,004
<b>Fund balance at end of period</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Schedule 11:**  
**TIF Reimbursement Schedule for Developer or District,**  
**Project Costs for Expansion Area, Using Tax Increments from Expansion Area**

<i>Year:</i>	13	14	15	16	17	18	19	20	21	22
<i>Appraisal and Levy:</i>	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<i>Receipts by May 1,</i>										
<i>Expenses during year ended May 31,</i>	2012	2013	2014	2015*	2016	2017	2018	2019	2020	2021
<b>Cash available to tax increment fund</b>										
Real property tax to Fund	\$2,124,925	\$2,482,766	\$2,855,484	\$4,127,347	\$4,886,415	\$4,959,715	\$5,034,114	\$5,109,629	\$5,186,277	\$0
Less administrative fees	\$0	\$0	\$0	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0
Net funds for debt service	\$2,124,925	\$2,482,766	\$2,855,484	\$4,097,347	\$4,856,415	\$4,929,715	\$5,004,114	\$5,079,629	\$5,156,277	\$0
<b>Advances and debt service</b>										
Principal carried from previous year	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193	\$16,796,126	\$13,126,120	\$9,106,465	\$4,709,821	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$2,005,068	\$3,670,005	\$4,019,655	\$4,396,644	\$4,709,821	\$0
Net reimbursable principal	\$18,801,193	\$18,801,193	\$18,801,193	\$18,801,193	\$16,796,126	\$13,126,120	\$9,106,465	\$4,709,821	\$0	\$0
Interest carried from previous year	\$5,772,811	\$5,490,937	\$4,830,081	\$3,746,942	\$1,340,705	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$1,843,050	\$1,821,910	\$1,772,346	\$1,691,110	\$1,510,642	\$1,259,709	\$984,459	\$682,985	\$353,237	\$0
Total interest before reduction this period	\$7,615,862	\$7,312,847	\$6,602,426	\$5,438,053	\$2,851,348	\$1,259,709	\$984,459	\$682,985	\$353,237	\$0
Less interest repaid this year	\$2,124,925	\$2,482,766	\$2,855,484	\$4,097,347	\$2,851,348	\$1,259,709	\$984,459	\$682,985	\$353,237	\$0
Net reimbursable interest	\$5,490,937	\$4,830,081	\$3,746,942	\$1,340,705	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$24,292,130	\$23,631,274	\$22,548,136	\$20,141,898	\$16,796,126	\$13,126,120	\$9,106,465	\$4,709,821	\$0	\$0
<b>Fund balance at end of period</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,220	\$93,220

\* Includes City share of excess payments to TIF fund for projects in original Zone



**Schedule 11:**  
**TIF Reimbursement Schedule for Developer or District,**  
**Project Costs for Expansion Area, Using Tax Increments from Expansion Area**

	Year:	23	24	25	26	27	28	29	30	31	Total
<i>Appraisal and Levy:</i>	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Uses
<i>Receipts by May 1,</i>	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	of Funds*
<i>Expenses during year ended May 31,</i>	2022	2023	2024	2025	2026	2027	2028	2029	2030	2030	of Funds*
<b>Cash available to tax increment fund</b>											
Real property tax to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$42,790,210
Less administrative fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$180,000
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$42,610,210
<b>Advances and debt service</b>											
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced by developer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$18,801,193
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$18,801,193
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$23,715,797
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$23,715,797
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total principal and interest owed by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fund balance at end of period</b>	<b>\$93,220</b>	<b>\$93,220</b>	<b>\$93,220</b>	<b>\$93,220</b>	<b>\$93,220</b>	<b>\$93,220</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\*Cash available to fund is unadjusted for return to City of funds in excess of project cost needs

## Schedule 12: Revenues Retained by MISD and City

Assumptions:			
Personal property appraisal per retail bldg. SF:	\$35	(2002 dollars)	Constant property tax rates per \$100:
Personal property appraisal per office bldg. SF:	\$15	(2002 dollars)	City: <span style="border: 1px solid black; padding: 2px;">\$0.58148</span>
Personal property appraisal per flex/industrial bldg. SF:	\$40	(2002 dollars)	MISD: <span style="border: 1px solid black; padding: 2px;">\$1.58000</span> constant rate
Average sales subject to sales tax per retail SF:	\$150	(2002 dollars)	99% property tax collection
City sales tax as percentage of sales:	2.0%	Includes property tax relief and 4B	
% of added value taxable as construction materials:	30%	If sale delivered in Mesquite	
Annual inflation rate of BPP:	2.0%		
Annual inflation rate of sales:	3.0%		

Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Calendar year of receipt:	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>MISD (original Zone only)</b>																
Real property taxes retained (1)	\$270	\$270	\$270	\$278	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$2,579,712	\$4,652,653
Business personal property tax (2)	\$0	\$0	\$0	\$0	\$0	\$163,895	\$334,345	\$511,548	\$695,705	\$887,024	\$1,085,717	\$1,292,003	\$1,506,106	\$1,728,257	\$1,958,691	\$1,997,865
Total	\$270	\$270	\$270	\$278	\$285	\$164,179	\$334,630	\$511,832	\$695,989	\$887,308	\$1,086,002	\$1,292,288	\$1,506,391	\$1,728,542	\$4,538,403	\$6,650,518
<b>City (entire Zone after 2002)</b>																
Real property tax retained (1)	\$93	\$93	\$229	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234	\$234
Business personal property tax (2)	\$0	\$0	\$0	\$0	\$0	\$203,802	\$415,757	\$636,108	\$865,107	\$1,103,012	\$1,350,086	\$1,606,603	\$1,872,840	\$2,149,083	\$2,435,628	\$2,484,340
Sales tax from vendors, on-site (3)	\$0	\$0	\$0	\$0	\$105,096	\$216,498	\$334,489	\$459,365	\$591,433	\$731,011	\$878,431	\$1,034,039	\$1,198,193	\$1,371,265	\$1,412,403	\$1,454,775
Sales tax on construction materials (4)	\$0	\$0	\$0	\$0	\$0	\$454,010	\$467,631	\$481,660	\$496,109	\$510,993	\$526,322	\$542,112	\$558,376	\$575,127	\$592,381	\$0
Sales tax subtotal	\$0	\$0	\$0	\$0	\$105,096	\$670,508	\$802,120	\$941,025	\$1,087,542	\$1,242,003	\$1,404,754	\$1,576,151	\$1,756,568	\$1,946,392	\$2,004,783	\$1,454,775
Total	\$93	\$93	\$229	\$234	\$105,330	\$874,545	\$1,218,111	\$1,577,367	\$1,952,883	\$2,345,249	\$2,755,074	\$3,182,988	\$3,629,642	\$4,095,709	\$4,440,645	\$3,939,350

- (1) From separate schedule
  - (2) Cumulative floor area from separate schedule, times estimated BPP appraisal per SF, times annual adjustment, times tax rate, times collection rate.
  - (3) Cumulative retail floor area from separate schedule, times sales per SF, times tax rate, times collection rate. City only.
- Assumes retail space is complete and occupied three months before property appears on appraisal roll.
- (4) Appraised value added by construction during the year, times portion on which Mesquite collects sales tax, times sales tax rate.

**Schedule 12:  
Revenues Retained by MISD and City**

	17	18	19	20	21	22	23	24	25	26	27	28	29
Year:	17	18	19	20	21	22	23	24	25	26	27	28	29
Calendar year of receipt:	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>MISD (original Zone only)</b>													
Real property taxes retained (1)	\$4,722,443	\$4,793,280	\$4,865,179	\$4,938,156	\$5,012,229	\$5,087,412	\$5,163,723	\$5,241,179	\$5,319,797	\$5,399,594	\$5,480,588	\$5,562,797	\$5,646,239
Business personal property tax (2)	\$2,037,823	\$2,078,579	\$2,120,151	\$2,162,554	\$2,205,805	\$2,249,921	\$2,294,919	\$2,340,818	\$2,387,634	\$2,435,387	\$2,484,094	\$2,533,776	\$2,584,452
<b>Total</b>	<b>\$6,760,265</b>	<b>\$6,871,858</b>	<b>\$6,985,329</b>	<b>\$7,100,710</b>	<b>\$7,218,033</b>	<b>\$7,337,333</b>	<b>\$7,458,642</b>	<b>\$7,581,997</b>	<b>\$7,707,431</b>	<b>\$7,834,980</b>	<b>\$7,964,682</b>	<b>\$8,096,573</b>	<b>\$8,230,690</b>
<b>City (entire Zone after 2002)</b>													
Real property tax retained (1)	\$234	\$234	\$234	\$93,454	\$5,264,309	\$5,343,274	\$5,423,423	\$5,504,774	\$5,587,346	\$5,671,156	\$5,756,223	\$5,842,567	\$5,930,205
Business personal property tax (2)	\$2,534,027	\$2,584,708	\$2,636,402	\$2,689,130	\$2,742,913	\$2,797,771	\$2,853,726	\$2,910,801	\$2,969,017	\$3,028,397	\$3,088,965	\$3,150,744	\$3,213,759
Sales tax from vendors, on-site (3)	\$1,498,418	\$1,543,371	\$1,589,672	\$1,637,362	\$1,686,483	\$1,737,077	\$1,789,190	\$1,842,865	\$1,898,151	\$1,955,096	\$2,013,749	\$2,074,161	\$2,136,386
Sales tax on construction materials (4)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sales tax subtotal</b>	<b>\$1,498,418</b>	<b>\$1,543,371</b>	<b>\$1,589,672</b>	<b>\$1,637,362</b>	<b>\$1,686,483</b>	<b>\$1,737,077</b>	<b>\$1,789,190</b>	<b>\$1,842,865</b>	<b>\$1,898,151</b>	<b>\$1,955,096</b>	<b>\$2,013,749</b>	<b>\$2,074,161</b>	<b>\$2,136,386</b>
<b>Total</b>	<b>\$4,032,680</b>	<b>\$4,128,313</b>	<b>\$4,226,308</b>	<b>\$4,419,946</b>	<b>\$9,693,704</b>	<b>\$9,878,122</b>	<b>\$10,066,339</b>	<b>\$10,258,440</b>	<b>\$10,454,514</b>	<b>\$10,654,649</b>	<b>\$10,858,937</b>	<b>\$11,067,472</b>	<b>\$11,280,350</b>

**Schedule 12:**  
**Revenues Retained by MISD and City**

	Year:	30	Cumulative,
	Calendar year of receipt:	2030	2001-2030
<b>MISD (original Zone only)</b>			
Real property taxes retained (1)		\$5,730,932	\$80,199,848
Business personal property tax (2)		\$2,636,141	\$44,713,207
	Total	\$8,367,073	\$124,913,055
<b>City (entire Zone after 2002)</b>			
Real property tax retained (1)		\$6,019,158	\$56,440,048
Business personal property tax (2)		\$3,278,034	\$55,600,761
Sales tax from vendors, on-site (3)		\$4,400,955	\$37,589,933
Sales tax on construction materials (4)		\$0	\$5,204,720
	Sales tax subtotal	\$4,400,955	\$42,794,654
	Total	\$13,698,148	\$154,835,463