

ORDINANCE NO. 3811

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING THE 2006 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, 1999, prepared and adopted a Project and Financing Plan for the Zone pursuant to Ordinance No. 3314 approved by the City Council on August 16, 1999; and

WHEREAS, the Board, on August 2, 2000, prepared and adopted a Revised Project 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 pursuant to Ordinance No. 3558 approved by the City Council on February 17, 2003; and

WHEREAS, the Board, on July 21, 2003, prepared and adopted amendments to the Amended and Restated Project and Financing Plan pursuant to Ordinance No. 3590 approved by the City Council on July 21, 2003; and

WHEREAS, the Board, on January 5, 2004, prepared and adopted amendments to the 2004 Amended and Restated Project and Financing Plan pursuant to Ordinance No. 3627 approved by the Council on January 5, 2004; and

WHEREAS, the Board, on July 20, 2005, prepared and adopted amendments to the 2005 Amended and Restated Project and Financing Plan pursuant to Ordinance No. 3754 approved by the Council on August 1, 2005; and

WHEREAS, the Board, on July 17, 2006, and prior to City Council consideration, has approved and adopted amendments to the 2006 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 is hereby submitted by the Board for approval; and

WHEREAS, the Plan is 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, May 20, 2002, February 17, 2003, July 21, 2003, January 5, 2004, and August 1, 2005, respectively.

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.

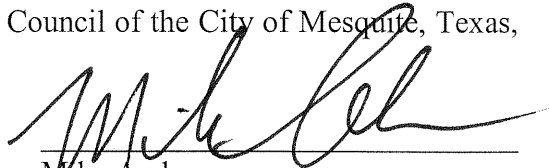
SECTION 2. That the City Council has reviewed the 2006 Amended and Restated Project and Financing Plan (the "Plan"), attached hereto as Exhibit "A," and finds the Plan to be feasible and hereby approves the Plan and its amendments.

SECTION 3. 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 4. 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.

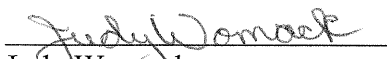
SECTION 5. That the need to regulate the Plan and its amendments for Falcon's Lair Tax Increment Finance Reinvestment Zone Number Four of the City of Mesquite, and the need to protect the public interest, comfort and general welfare of the citizens of the City of Mesquite, creates an urgency and emergency 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 July, 2006.




Mike Anderson
Mayor

ATTEST:



Judy Womack
City Secretary

APPROVED:



B. J. Smith
City Attorney

2006 Amended and Restated
Project and Financing Plan

**Falcon's Lair
Tax Increment Finance
Reinvestment Zone
Number Four
Board of Directors,
City of Mesquite,
Texas**

July 17, 2006

Schedule 1:
Summary of Building Areas and Cash Flows,
2001 through 2035

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

Reimbursement horizons for P&I:
 Priority 1 claim (District) 2014
 Priority 2 claim (City) 2016
 Priority 3 claim (District) 2021

Program	Buildings SF in Original Zone	Buildings SF in Zone, Expanded	Cumulative Receipts (1)		Actual to City General Fund, Net of Cash to TIF Fund (2)
			Actual to TIF Fund	Actual to MISD Net of Cash to TIF Fund (2)	
If no fill, no development	0	0	\$8,786	\$15,274	\$9,051
If developed as planned (3)	2,742,146	8,414,109	\$92,791,798	\$171,792,361	\$329,979,840

Notes:
 The geography is greater than the original zone boundaries. The MISD contributes tax increments generated within the original boundaries only.
 MISD taxes retained reflect original zone 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 supporting schedules.

Schedule 2:

Base Value of Expanded Zone

DCAD Account	Site Address	Record Owner	Base Year Value For Entire Tract			Base Year Value For Part of Tract in Zone			Assessed Values, 2000 and 2001		Assessed Values, 2002 and 2003		
			Market Value	Assessed Value	Acreage	Market Value	Assessed Value	Entire Tract	Part in Zone	Entire Tract	Part in Zone		
For Original Zone (Base year valuation is 1/1/1999.)													
65056870010030100	1400 IH 20	Falcon's Lair L. P.	207.37	\$331,790	207.37	\$20,737	101	\$161,599	\$10,100	\$19,690	\$9,590	\$20,727	\$10,095
65056870010030400	1401 IH 20	Falcon's Lair L. P.	418.24	\$669,180	418.24	\$41,823	81	\$129,599	\$8,100	\$39,732	\$7,695	\$41,823	\$8,100
N.A.		City of Mesquite	N.A.	N.A.	N.A.	\$0	2	N.A.	\$0	N.A.	\$0	N.A.	\$0
IH 20		State of Texas	N.A.	N.A.	N.A.	\$0	N.A.	N.A.	\$0	N.A.	\$0	N.A.	\$0
Subtotal							184	\$291,198	\$18,200		\$17,285		\$18,195
For Expansion Area (Base year valuation is 1/1/1999.)													
65056870010030100	1400 IH 20	Falcon's Lair L. P.	207.37	\$331,790	207.37	\$20,737	172	\$275,198	\$17,200			\$20,727	\$17,192
65056870010030400	1401 IH 20	Falcon's Lair L. P.	418.24	\$669,180	418.24	\$41,823	55	\$87,999	\$5,500			\$41,823	\$5,500
65056970510040200	1551 IH 20	Falcon's Lair L. P.	0.63	\$630	0.63	\$630	1	\$3,290	\$3,290			\$3,290	\$3,290
65000101510200000	4300 Lawson	City of Mesquite	34	N.A.	34	\$0	34	N.A.	\$0			\$0	\$0
65000101510210000	3400 McKenzie	City of Mesquite	54	N.A.	54	\$0	54	N.A.	\$0			\$0	\$0
N.A.		City of Mesquite	38	N.A.	38	\$0	38	N.A.	\$0			\$0	\$0
Subtotal							354	\$366,488	\$25,990				\$25,982
For Total Expanded Zone													
Original Zone			184	\$291,198			184	\$291,198	\$18,200				\$18,195
Expansion Area			354	\$366,488			354	\$366,488	\$25,990				\$25,982
Total Expanded Zone			538	\$657,686			538	\$657,686	\$44,190				\$44,177

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

Anticipated Land Use	Est. Floor Area Ratio	Est. Appraisal Increase per Building SF, in 2003 Dollars	"No Fill" Scenario				Development Scenario			
			% of Net Acreage for This Use	Estimated Net Land SF for This Use	Est. Building SF	Est. Appraisal Increase, in 2003 Dollars	% of Net Acreage for This Use	Estimated Net Land SF for This Use	Est. Building SF	Est. Appraisal Increase, in 2003 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
Total or Average	0.39	\$80	100%	7,013,160	0	\$0	100%	7,013,160	2,742,146	\$219,371,645

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 20 538
-47 less estimated deductions
491 net acres for development

Anticipated Land Use	Est. Floor Area Ratio	Est. Appraisal Increase per Building SF, in 2003 Dollars	Development Scenario			Est. Real Ppty. Appraisal Increase, in 2003 Dollars
			% of Net Acreage for This Use	Estimated Net Land SF for This Use	Est. Building SF	
Unimproved land	0	\$0	0%	0	0	\$0
Retail	0.25	\$80	8.68%	1,855,060	463,765	\$37,101,208
Office	0.35	\$80	8.36%	1,786,671	625,335	\$50,026,790
Flex	0.33	\$80	25.48%	5,445,500	1,797,015	\$143,761,195
Industrial	0.45	\$80	57.48%	12,284,432	5,527,994	\$442,239,555
Residential	0.04	\$80	0.00%	0	0	\$0
Total or Average	0.39	\$80	100%	21,371,663	8,414,109	\$673,128,747

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 dr

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

Schedule 5: Estimated Timing of Taxable Development

Assumption:

With fill, development build-out spans years.

5% of development completed by 2008, enters roll 1/1/2008, then 10% development increments each year until last 5% enters roll 1/1/2018.

Appraisals as of 1/1/	Year:	1	2	3	4	5	6	7	8	9	10	11	12
	Base	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
"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
Floor area added this year	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-	-
Flex	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-
Total GFA added this year	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Scenario													
Original Zone													
Net land inventory	-	-	-	-	-	-	7,013,160	7,013,160	7,013,160	6,662,502	5,961,186	5,259,870	4,558,554
Floor area added this year	-	-	-	-	-	-	-	-	-	12,273	24,546	24,546	24,546
Retail	-	-	-	-	-	-	-	-	-	23,319	46,638	46,638	46,638
Office	-	-	-	-	-	-	-	-	-	11,572	23,143	23,143	23,143
Flex	-	-	-	-	-	-	-	-	-	89,944	179,888	179,888	179,888
Industrial	-	-	-	-	-	-	-	-	-	137,107	274,215	274,215	274,215
Total GFA added this year	-	-	-	-	-	-	-	-	-	-	-	-	-
Entire Zone as Expanded													
Net land inventory	-	-	-	-	-	-	21,371,663	21,371,663	21,371,663	20,303,080	18,165,914	16,028,747	13,891,581
Floor area added this year	-	-	-	-	-	-	-	-	-	23,188	46,377	46,377	46,377
Retail	-	-	-	-	-	-	-	-	-	31,267	62,533	62,533	62,533
Office	-	-	-	-	-	-	-	-	-	89,851	179,701	179,701	179,701
Flex	-	-	-	-	-	-	-	-	-	276,400	552,799	552,799	552,799
Industrial	-	-	-	-	-	-	-	-	-	0	0	0	0
Residential	-	-	-	-	-	-	-	-	-	420,705	841,411	841,411	841,411
Total GFA added this year	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Year: 13 14 15 16 17 18 19 20 21 22 23 24
Appraisals as of 1/1/ 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023

"No Fill" Scenario

Original Zone	13	14	15	16	17	18	19	20	21	22	23	24
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
Floor area added this year	-	-	-	-	-	-	-	-	-	-	-	-
Retail	-	-	-	-	-	-	-	-	-	-	-	-
Office	-	-	-	-	-	-	-	-	-	-	-	-
Flex	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-
Total GFA added this year	-	-	-	-	-	-	-	-	-	-	-	-

Development Scenario

Original Zone	13	14	15	16	17	18	19	20	21	22	23	24
Net land inventory	3,857,238	3,155,922	2,454,606	1,753,290	1,051,974	350,658	0	0	0	0	0	0
Floor area added this year	24,546	24,546	24,546	24,546	24,546	24,546	12,273	0	0	0	0	0
Retail	46,638	46,638	46,638	46,638	46,638	46,638	23,319	0	0	0	0	0
Office	23,143	23,143	23,143	23,143	23,143	23,143	11,572	0	0	0	0	0
Flex	179,888	179,888	179,888	179,888	179,888	179,888	89,944	0	0	0	0	0
Industrial	274,215	274,215	274,215	274,215	274,215	274,215	137,107	0	0	0	0	0
Total GFA added this year	11,754,415	9,617,248	7,480,082	5,342,916	3,205,749	1,068,583	0	0	0	0	0	0
Entire Zone as Expanded	11,754,415	9,617,248	7,480,082	5,342,916	3,205,749	1,068,583	0	0	0	0	0	0
Net land inventory	46,377	46,377	46,377	46,377	46,377	46,377	23,188	0	0	0	0	0
Floor area added this year	62,533	62,533	62,533	62,533	62,533	62,533	31,267	0	0	0	0	0
Retail	179,701	179,701	179,701	179,701	179,701	179,701	89,851	0	0	0	0	0
Office	552,799	552,799	552,799	552,799	552,799	552,799	276,400	0	0	0	0	0
Flex	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	841,411	841,411	841,411	841,411	841,411	841,411	420,705	0	0	0	0	0
Residential	841,411	841,411	841,411	841,411	841,411	841,411	420,705	0	0	0	0	0
Total GFA added this year	841,411	841,411	841,411	841,411	841,411	841,411	420,705	0	0	0	0	0

Schedule 5: Estimated Timing of Taxable Development

Year: 25 26 27 28 29 30 Cumulative
Appraisals as of 1/1/ 2024 2025 2026 2027 2028 2029 Total

"No Fill" Scenario

	25	26	27	28	29	30	Cumulative Total
Original Zone							
Net land inventory	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	-	-	-	-	-	-	-
Total GFA added this year	-	-	-	-	-	-	-

Development Scenario

	25	26	27	28	29	30	Cumulative Total
Original Zone							
Net land inventory	0	0	0	0	0	0	
Floor area added this year							
Retail	0	0	0	0	0	0	245,461
Office	0	0	0	0	0	0	466,375
Flex	0	0	0	0	0	0	231,434
Industrial	0	0	0	0	0	0	1,798,876
Total GFA added this year	0	0	0	0	0	0	2,742,146
Entire Zone as Expanded							
Net land inventory	0	0	0	0	0	0	
Floor area added this year							
Retail	0	0	0	0	0	0	463,765
Office	0	0	0	0	0	0	625,335
Flex	0	0	0	0	0	0	1,797,015
Industrial	0	0	0	0	0	0	5,527,994
Residential	0	0	0	0	0	0	0
Total GFA added this year	0	0	0	0	0	0	8,414,109

Schedule 6: Estimated Annual Appraised Values

Assumptions:

Development quantities and timing are from separate schedules.
 City-owned tracts will become taxable before 1/1/2005 at: \$1,050,000 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: 3.0%
 Development scenario only:
 All anticipated dedications are deducted from unimproved land inventory on 1/1/2005.
 Annual pre-construction inflation after 1/1/02: 3.0% Applied to new construction only
 Annual vacant land inflation: 3.0%
 Post-construction annual appraisal change: 1.5% Applied to prior development

	Year:											
	Base 1999	1 2000	2 2001	3 2002	4 2003	5 2004	6 2005	7 2006	8 2007	9 2008	10 2009	11 2010

"No Fill" Scenario

Original Zone													
Floodplain/agriculture	\$18,200	\$17,285	\$17,285	\$18,195	\$18,195	\$18,741	\$19,303	\$19,882	\$20,479	\$21,093	\$21,726	\$22,377	\$23,049
Retail	\$0	\$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	\$0
Flex	\$0	\$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	\$0
Total appraised value	\$18,200	\$17,285	\$17,285	\$18,195	\$18,195	\$18,741	\$19,303	\$19,882	\$20,479	\$21,093	\$21,726	\$22,377	\$23,049
Captured appraised value	\$0	\$0	\$0	\$0	\$0	\$541	\$1,103	\$1,682	\$2,279	\$2,893	\$3,526	\$4,178	\$4,849

Zone as Expanded (starting 2002)

Floodplain/agriculture	\$18,200	\$17,285	\$17,285	\$44,177	\$44,177	\$45,502	\$46,867	\$48,273	\$49,722	\$51,213	\$52,750	\$54,332	\$55,962
Retail	\$0	\$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	\$0
Flex	\$0	\$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	\$0
Total appraised value	\$18,200	\$17,285	\$17,285	\$44,177	\$44,177	\$45,502	\$46,867	\$48,273	\$49,722	\$51,213	\$52,750	\$54,332	\$55,962
Captured appraised value	\$0	\$0	\$0	\$0	\$0	\$1,313	\$2,678	\$4,084	\$5,532	\$7,023	\$8,560	\$10,142	\$11,772

Development Scenario

Original Zone													
Unimproved land	\$18,200	\$17,285	\$17,285	\$18,195	\$18,195	\$18,741	\$19,303	\$19,882	\$20,479	\$20,038	\$18,467	\$16,783	\$14,982
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,138,224	\$3,500,040	\$5,967,625	\$8,544,677
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,162,626	\$6,650,076	\$11,338,488	\$16,234,886
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,073,183	\$3,300,038	\$5,626,618	\$8,056,410
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,341,559	\$25,650,294	\$43,734,169	\$62,620,275
Total appraised value	\$18,200	\$17,285	\$17,285	\$18,195	\$18,195	\$18,741	\$19,303	\$19,882	\$20,479	\$12,735,631	\$39,118,915	\$66,683,684	\$95,471,229
Captured appraised value	\$0	\$0	\$0	\$0	\$0	\$541	\$1,103	\$1,682	\$2,279	\$12,717,431	\$39,100,716	\$66,665,484	\$95,453,030

Zone as Expanded (starting 2002)

Unimproved land	\$18,200	\$17,285	\$17,285	\$44,177	\$44,177	\$45,502	\$1,096,867	\$1,129,773	\$1,163,667	\$1,138,648	\$1,049,354	\$953,677	\$851,316
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150,523	\$6,612,859	\$11,275,033	\$16,144,028
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,899,738	\$8,916,694	\$15,203,109	\$21,768,400
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,332,931	\$25,623,764	\$43,688,934	\$62,555,506
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,633,843	\$78,824,066	\$134,396,314	\$192,433,842
Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$18,200	\$17,285	\$17,285	\$44,177	\$44,177	\$45,502	\$1,096,867	\$1,129,773	\$1,163,667	\$40,155,683	\$121,026,737	\$205,517,067	\$293,753,092
Captured appraised value	\$0	\$0	\$0	\$0	\$0	\$1,313	\$1,052,678	\$1,085,584	\$1,119,477	\$40,111,493	\$120,982,548	\$205,472,877	\$293,708,903

**Schedule 6:
Estimated Annual Appraised Values**

Year:	13	14	15	16	17	18	19	20	21	22	23
Appraisals as of 1/1/	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
"No Fill" Scenario											
Original Zone											
Floodplain/agriculture	\$23,740	\$24,452	\$25,186	\$25,942	\$26,720	\$27,521	\$28,347	\$29,198	\$30,073	\$30,976	\$31,905
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$23,740	\$24,452	\$25,186	\$25,942	\$26,720	\$27,521	\$28,347	\$29,198	\$30,073	\$30,976	\$31,905
Captured appraised value	\$5,540	\$6,253	\$6,986	\$7,742	\$8,520	\$9,322	\$10,147	\$10,998	\$11,874	\$12,776	\$13,705
Zone as Expanded (starting 2002)											
Floodplain/agriculture	\$57,641	\$59,370	\$61,151	\$62,986	\$64,875	\$66,822	\$68,826	\$70,891	\$73,018	\$75,208	\$77,465
Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Flex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$57,641	\$59,370	\$61,151	\$62,986	\$64,875	\$66,822	\$68,826	\$70,891	\$73,018	\$75,208	\$77,465
Captured appraised value	\$13,451	\$15,180	\$16,962	\$18,796	\$20,686	\$22,632	\$24,637	\$26,701	\$28,828	\$31,019	\$33,275
Development Scenario											
Original Zone											
Unimproved land	\$13,057	\$11,004	\$8,815	\$6,485	\$4,008	\$1,376	\$0	\$0	\$0	\$0	\$0
Retail	\$11,235,010	\$14,042,564	\$16,971,401	\$20,025,717	\$23,209,840	\$26,528,237	\$28,455,839	\$28,882,677	\$29,315,917	\$29,755,656	\$30,201,991
Office	\$21,346,520	\$26,680,871	\$32,245,662	\$38,048,863	\$44,098,696	\$50,403,651	\$54,066,095	\$54,877,086	\$55,700,242	\$56,535,746	\$57,383,782
Flex	\$10,593,010	\$13,240,131	\$16,001,607	\$18,881,390	\$21,883,564	\$25,012,338	\$26,829,791	\$27,232,238	\$27,640,722	\$28,055,333	\$28,476,163
Industrial	\$82,336,576	\$102,911,931	\$124,376,125	\$146,759,898	\$170,094,972	\$194,414,082	\$208,540,651	\$211,668,760	\$214,843,792	\$218,066,449	\$221,337,446
Total appraised value	\$125,524,172	\$156,886,500	\$189,603,610	\$223,722,354	\$259,291,080	\$296,359,684	\$317,892,376	\$322,660,762	\$327,500,673	\$332,413,183	\$337,399,381
Captured appraised value	\$125,505,973	\$156,868,301	\$189,585,411	\$223,704,154	\$259,272,880	\$296,341,484	\$317,874,176	\$322,642,562	\$327,482,473	\$332,394,983	\$337,381,181
Zone as Expanded (starting 2002)											
Unimproved land	\$741,955	\$625,265	\$500,907	\$368,524	\$227,748	\$78,194	\$0	\$0	\$0	\$0	\$0
Retail	\$21,227,055	\$26,531,553	\$32,062,201	\$37,835,924	\$43,851,900	\$50,121,569	\$53,763,516	\$54,569,969	\$55,388,519	\$56,219,346	\$57,062,637
Office	\$28,622,287	\$35,774,803	\$43,236,303	\$51,017,472	\$59,129,336	\$67,583,277	\$72,494,032	\$73,581,442	\$74,685,164	\$75,805,441	\$76,942,523
Flex	\$82,251,414	\$102,805,488	\$124,247,481	\$146,608,103	\$169,919,040	\$194,212,997	\$208,324,954	\$211,449,829	\$214,621,576	\$217,840,900	\$221,108,513
Industrial	\$253,022,581	\$316,251,218	\$382,211,283	\$450,997,239	\$522,706,567	\$597,439,866	\$640,851,205	\$650,463,973	\$660,220,933	\$670,124,247	\$680,176,110
Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total appraised value	\$385,865,291	\$481,988,327	\$582,261,176	\$686,827,261	\$795,834,592	\$909,435,903	\$975,433,707	\$990,065,213	\$1,004,916,191	\$1,019,989,934	\$1,035,289,783
Captured appraised value	\$385,821,102	\$481,944,137	\$582,216,986	\$686,783,072	\$795,790,402	\$909,391,713	\$975,389,518	\$990,021,023	\$1,004,872,002	\$1,019,945,744	\$1,035,245,593

Schedule 6:
Estimated Annual Appraised Values

Appraisals as of 1/1/	Year:											
	24 2023	25 2024	26 2025	27 2026	28 2027	29 2028	30 2029	31 2030	32 2031	33 2032		
"No Fill" Scenario												
Original Zone												
Floodplain/agriculture	\$32,862	\$33,848	\$34,863	\$35,909	\$36,987	\$38,096	\$39,239	\$40,416	\$41,629	\$42,878		
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	\$32,862	\$33,848	\$34,863	\$35,909	\$36,987	\$38,096	\$39,239	\$40,416	\$41,629	\$42,878		
Captured appraised value	\$14,662	\$15,648	\$16,664	\$17,709	\$18,787	\$19,896	\$21,039	\$22,216	\$23,429	\$24,678		
Zone as Expanded (starting 2002)												
Floodplain/agriculture	\$79,788	\$82,182	\$84,648	\$87,187	\$89,803	\$92,497	\$95,272	\$98,130	\$101,074	\$104,106		
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	\$79,788	\$82,182	\$84,648	\$87,187	\$89,803	\$92,497	\$95,272	\$98,130	\$101,074	\$104,106		
Captured appraised value	\$35,599	\$37,992	\$40,458	\$42,997	\$45,613	\$48,307	\$51,082	\$53,940	\$56,884	\$59,916		
Development Scenario												
Original Zone												
Unimproved land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Retail	\$30,655,020	\$31,114,846	\$31,581,588	\$32,055,292	\$32,536,121	\$33,024,163	\$33,519,526	\$34,022,319	\$34,532,653	\$35,050,643		
Office	\$58,244,539	\$59,118,207	\$60,004,980	\$60,905,055	\$61,818,631	\$62,745,910	\$63,687,099	\$64,642,405	\$65,612,041	\$66,596,222		
Flex	\$28,903,305	\$29,336,855	\$29,776,907	\$30,223,561	\$30,676,914	\$31,137,068	\$31,604,124	\$32,078,186	\$32,559,359	\$33,047,749		
Industrial	\$224,657,507	\$228,027,370	\$231,447,780	\$234,919,497	\$238,443,290	\$242,019,939	\$245,650,238	\$249,334,991	\$253,075,016	\$256,871,142		
Total appraised value	\$342,460,372	\$347,597,277	\$352,811,236	\$358,103,405	\$363,474,956	\$368,927,080	\$374,460,986	\$380,077,901	\$385,779,070	\$391,565,756		
Captured appraised value	\$342,442,172	\$347,579,077	\$352,793,037	\$358,085,205	\$363,456,756	\$368,908,880	\$374,442,787	\$380,059,701	\$385,760,870	\$391,547,556		
Zone as Expanded (starting 2002)												
Unimproved land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Retail	\$57,918,576	\$58,787,355	\$59,669,165	\$60,564,203	\$61,472,666	\$62,394,756	\$63,330,677	\$64,280,637	\$65,244,847	\$66,223,519		
Office	\$78,096,661	\$79,268,111	\$80,457,132	\$81,663,989	\$82,888,949	\$84,132,283	\$85,394,268	\$86,675,182	\$87,975,309	\$89,294,939		
Flex	\$224,425,141	\$227,791,518	\$231,208,391	\$234,676,517	\$238,196,665	\$241,769,614	\$245,396,159	\$249,077,101	\$252,813,258	\$256,605,456		
Industrial	\$690,378,752	\$700,734,433	\$711,245,450	\$721,914,131	\$732,742,843	\$743,733,986	\$754,889,996	\$766,213,346	\$777,706,546	\$789,372,144		
Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total appraised value	\$1,050,819,130	\$1,066,581,417	\$1,082,580,138	\$1,098,818,840	\$1,115,301,123	\$1,132,030,640	\$1,149,011,099	\$1,166,246,266	\$1,183,739,960	\$1,201,496,059		
Captured appraised value	\$1,050,774,940	\$1,066,537,227	\$1,082,535,948	\$1,098,774,650	\$1,115,256,933	\$1,131,986,450	\$1,148,966,910	\$1,166,202,076	\$1,183,695,770	\$1,201,451,869		

**Schedule 6:
Estimated Annual Appraised Values**

Year: 34 35
Appraisals as of 1/1/ 2033 2034

"No Fill" Scenario

Original Zone		
Floodplain/agriculture	\$44,164	\$45,489
Retail	\$0	\$0
Office	\$0	\$0
Flex	\$0	\$0
Industrial	\$0	\$0
Total appraised value	\$44,164	\$45,489
Captured appraised value	\$25,964	\$27,289

Zone as Expanded (starting 2002)

Floodplain/agriculture	\$107,229	\$110,446
Retail	\$0	\$0
Office	\$0	\$0
Flex	\$0	\$0
Industrial	\$0	\$0
Total appraised value	\$107,229	\$110,446
Captured appraised value	\$63,039	\$66,256

Development Scenario

Original Zone		
Unimproved land	\$0	\$0
Retail	\$35,576,403	\$36,110,049
Office	\$67,595,165	\$68,609,093
Flex	\$33,543,465	\$34,046,617
Industrial	\$260,724,209	\$264,635,072
Total appraised value	\$397,439,242	\$403,400,831
Captured appraised value	\$397,421,042	\$403,382,631

Zone as Expanded (starting 2002)

Unimproved land	\$0	\$0
Retail	\$67,216,872	\$68,225,125
Office	\$90,634,363	\$91,993,879
Flex	\$260,454,538	\$264,361,356
Industrial	\$801,212,726	\$813,230,917
Residential	\$0	\$0
Total appraised value	\$1,219,518,500	\$1,237,811,277
Captured appraised value	\$1,219,474,310	\$1,237,767,088

Schedule 7:

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

Assumptions:

Property tax rates per \$100
MISD: \$1.76 2006 through 2008
City: \$0.60

Tax collection rate: 99%
\$1.76 after 2008

Dedications to TIF fund are not truncated for early retirement of obligations in this schedule.

Year:	Base	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
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	2020	2021	2022	2023
Collections by April 15,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	

Est. real property tax collected by:

MISD	\$269	\$270	\$285	\$301	\$327	\$337	\$346	\$357	\$368	\$379	\$390	\$402	\$414	\$426	\$439	\$452	\$466	\$480	\$494	\$509	\$524	\$540	\$556	
City, from original Zone	\$93	\$93	\$98	\$98	\$108	\$115	\$118	\$122	\$125	\$129	\$133	\$137	\$141	\$145	\$150	\$154	\$159	\$163	\$168	\$173	\$179	\$184	\$190	
City from total expanded Zone	\$93	\$93	\$237	\$237	\$262	\$279	\$287	\$295	\$304	\$313	\$323	\$332	\$342	\$353	\$363	\$374	\$385	\$397	\$409	\$421	\$434	\$447	\$460	
Total (MISD original, City revised)	\$361	\$363	\$521	\$538	\$588	\$616	\$633	\$652	\$672	\$692	\$713	\$734	\$756	\$779	\$802	\$826	\$851	\$876	\$903	\$930	\$958	\$986	#####	

Est. property tax dedicated to TIF by:

MISD	\$0	\$0	\$0	\$0	\$9	\$19	\$29	\$40	\$50	\$61	\$73	\$84	\$97	\$109	\$122	\$135	\$148	\$162	\$177	\$192	\$207	\$223	\$239	
City, from original Zone*	\$0	\$0	\$0	\$0	\$3	\$7	\$10	\$14	\$17	\$21	\$25	\$29	\$33	\$37	\$41	\$46	\$51	\$55	\$60	\$65	\$71	\$76	\$81	
City from total expanded Zone	\$0	\$0	\$0	\$0	\$8	\$16	\$24	\$33	\$42	\$51	\$60	\$70	\$80	\$90	\$101	\$112	\$123	\$134	\$146	\$159	\$171	\$184	\$198	
Total (MISD original, City revised)	\$0	\$0	\$0	\$0	\$17	\$35	\$54	\$73	\$92	\$112	\$133	\$154	\$176	\$199	\$222	\$247	\$271	\$297	\$323	\$350	\$378	\$407	\$436	

Est. real property tax retained by:

MISD (before recapture)	\$269	\$270	\$285	\$301	\$317	\$318	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	
City, from original Zone	\$93	\$93	\$98	\$98	\$105	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	
City from total expanded Zone	\$93	\$93	\$237	\$237	\$254	\$263	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	
Total (MISD original, City revised)	\$361	\$363	\$521	\$538	\$571	\$581	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	

**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 preceding years.
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: \$1.76 2006 through 2008
 City: \$0.60
 Tax collection rate: \$1.76 after 2008 99%

Dedications to TIF fund are not truncated for early retirement of obligations in this schedule.

Year: Base	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16				
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030			
Est. real property tax collected by:	\$269	\$270	\$285	\$301	\$327	\$337	\$346	\$357	\$221,906	\$681,608	\$1,161,897	\$1,663,491	\$2,187,133	\$2,733,590	\$3,303,653	\$3,898,138																			
MISD	\$93	\$93	\$98	\$98	\$108	\$115	\$118	\$122	\$75,650	\$232,366	\$396,101	\$567,099	\$745,614	\$931,906	\$1,126,245	\$1,328,911																			
City, from original Zone	\$93	\$93	\$237	\$237	\$262	\$6,531	\$6,711	\$6,912	\$238,525	\$718,899	\$1,220,771	\$1,744,893	\$2,292,040	\$2,863,011	\$3,458,631	\$4,079,754																			
City from total expanded Zone	\$361	\$363	\$521	\$538	\$588	\$6,868	\$7,057	\$7,269	\$460,430	\$1,400,507	\$2,382,668	\$3,408,384	\$4,479,173	\$5,596,601	\$6,762,285	\$7,977,892																			
Total (MISD original, City revised)																																			
Est. property tax dedicated to TIF by:	\$0	\$0	\$0	\$0	\$9	\$19	\$29	\$40	\$221,589	\$681,291	\$1,161,579	\$1,663,174	\$2,186,816	\$2,733,273	\$3,303,336	\$3,897,821																			
MISD	\$0	\$0	\$0	\$0	\$3	\$7	\$10	\$14	\$75,542	\$232,258	\$395,993	\$566,991	\$745,505	\$931,798	\$1,126,137	\$1,328,803																			
City, from original Zone	\$0	\$0	\$0	\$0	\$8	\$6,268	\$6,448	\$6,650	\$238,262	\$718,636	\$1,220,509	\$1,744,631	\$2,291,777	\$2,862,748	\$3,458,369	\$4,079,491																			
City from total expanded Zone	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$459,851	\$1,399,927	\$2,382,088	\$3,407,804	\$4,478,593	\$5,596,021	\$6,761,705	\$7,977,313																			
Total (MISD original, City revised)																																			

Tax estimates do not include tax recaptured when land is converted from agricultural production value to market value (rollback).

Est. real property tax retained by:	\$269	\$270	\$285	\$301	\$317	\$318	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317
MISD (before recapture)	\$93	\$93	\$98	\$98	\$105	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	
City, from original Zone	\$93	\$93	\$237	\$237	\$254	\$263	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262
City from total expanded Zone	\$361	\$363	\$521	\$538	\$571	\$581	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580
Total (MISD original, City revised)																																			

Schedule 8:

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

Year	17	18	19	20	21	22	23	24	25	26	27	28	
Valuations for Jan. 1, Collections by April 15,	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Est. real property tax collected by:													
MISD	\$4,517,888	\$5,163,771	\$5,538,957	\$5,622,041	\$5,706,372	\$5,791,967	\$5,878,847	\$5,967,030	\$6,056,535	\$6,147,383	\$6,239,594	\$6,333,188	
City, from original Zone	\$1,540,189	\$1,760,377	\$1,888,281	\$1,916,605	\$1,945,354	\$1,974,534	\$2,004,152	\$2,034,215	\$2,064,728	\$2,095,699	\$2,127,134	\$2,159,041	
City from total expanded Zone	\$4,727,257	\$5,402,049	\$5,794,076	\$5,880,987	\$5,969,202	\$6,058,740	\$6,149,621	\$6,241,866	\$6,335,494	\$6,430,526	\$6,526,984	\$6,624,889	
Total (MISD original, City revised)	\$9,245,145	\$10,565,820	\$11,333,033	\$11,503,028	\$11,675,574	\$11,850,708	\$12,028,468	\$12,208,895	\$12,392,029	\$12,577,909	\$12,766,578	\$12,958,076	
Est. property tax dedicated to TIF by:													
MISD	\$4,517,571	\$5,163,454	\$5,538,640	\$5,621,724	\$5,706,055	\$5,791,650	\$5,878,530	\$5,966,712	\$6,056,218	\$6,147,066	\$6,239,594	\$6,333,188	
City, from original Zone	\$1,540,081	\$1,760,268	\$1,888,173	\$1,916,497	\$1,945,246	\$1,974,426	\$2,004,044	\$2,034,107	\$2,064,620	\$2,095,591	\$2,127,026	\$2,158,933	
City from total expanded Zone	\$4,726,995	\$5,401,787	\$5,793,814	\$5,880,725	\$5,968,940	\$6,058,478	\$6,149,359	\$6,241,603	\$6,335,231	\$6,430,264	\$6,526,721	\$6,624,626	
Total (MISD original, City revised)	\$9,244,566	\$10,565,241	\$11,332,453	\$11,502,449	\$11,674,994	\$11,850,128	\$12,027,889	\$12,208,316	\$12,391,449	\$12,577,329	\$12,766,721	\$12,958,076	
Est. real property tax retained by:													
MISD (before recapture)	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	\$317	
City, from original Zone	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	
City from total expanded Zone	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	
Total (MISD original, City revised)	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	\$580	

Schedule 8:

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

Year	29	30	31	32	33	34	35	36	Cumulative, 36 Years	For Term MISD Contributes, MISD Accounts For This Approximate % of Funds Paid to	
	2028	2029	2030	2031	2032	2033	2034	2035		2036	Original Zone

Est. real property tax collected by:

MISD	\$6,428,185	\$6,524,608	\$6,622,477	\$6,721,815	\$6,822,642	\$6,924,981	\$7,028,856	\$7,134,289	\$139,025,332		
City, from original Zone	\$2,191,427	\$2,224,298	\$2,257,663	\$2,291,528	\$2,325,901	\$2,360,789	\$2,396,201	\$2,432,144	\$47,394,983		
City from total expanded Zone	\$6,724,262	\$6,825,126	\$6,927,503	\$7,031,415	\$7,136,887	\$7,243,940	\$7,352,599	\$7,462,888	\$145,483,911		
Total (MISD original, City revised)	\$13,152,447	\$13,349,734	\$13,549,980	\$13,753,230	\$13,959,528	\$14,168,921	\$14,381,455	\$14,597,177	\$284,509,243		

Est. property tax dedicated to TIF by:

MISD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,236,596	75%	49%
City, from original Zone	\$2,191,319	\$2,224,190	\$2,257,555	\$2,291,420	\$2,325,792	\$2,360,681	\$2,396,093	\$2,432,036	\$47,391,157	25%	
City from total expanded Zone	\$6,724,000	\$6,824,863	\$6,927,240	\$7,031,153	\$7,136,624	\$7,243,677	\$7,352,337	\$7,462,625	\$145,474,860	100%	51%
Total (MISD original, City revised)	\$6,724,000	\$6,824,863	\$6,927,240	\$7,031,153	\$7,136,624	\$7,243,677	\$7,352,337	\$7,462,625	\$217,711,456	100%	100%

Est. real property tax retained by:

MISD (before recapture)	\$6,428,185	\$6,524,608	\$6,622,477	\$6,721,815	\$6,822,642	\$6,924,981	\$7,028,856	\$7,134,289	\$66,788,736		
City, from original Zone	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$3,837		
City from total expanded Zone	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$262	\$9,051		
Total (MISD original, City revised)	\$6,428,448	\$6,524,871	\$6,622,740	\$6,722,077	\$6,822,904	\$6,925,244	\$7,029,119	\$7,134,551	\$66,797,787		

Schedule 9.1:
Estimated TIF Project Costs:
Cash Advanced by District

	Total Project Costs
For Original Zone:	
Principal costs	
IH 20 interchange and frontage roads	\$4,933,005
Main road (4-lane divided, w utilities)	\$3,285,823
Ring road (with utilities)	\$3,367,698
Subtotal	\$11,586,526
Interest on priority 1 obligation	\$5,521,770
Interest on priority 3 obligation	\$1,660,673
Interest subtotal	\$7,182,443
City administrative fees for TIF program	\$420,000
Total project costs for original Zone	\$19,188,969
For Expanded Part of Zone Only:	
Principal costs	
Earthwork	\$15,660,171
Additional ring road	\$2,482,395
Roads/utilities	\$1,894,185
Subtotal	\$20,036,750
Interest (on priority 3 obligation)	\$22,528,313
City administrative fees for TIF program	\$180,000
Total for expanded part only	\$42,745,063
For All of Expanded Zone	
Principal costs	\$31,623,277
Interest costs	\$29,710,756
City administrative fees for TIF program	\$600,000
Total for all of expanded Zone	\$61,934,032

Schedule 9.2:
Estimated TIF Project Costs:
Cash Advanced by City

Assumed annual inflation factor for construction costs:

	Cost Estimate in 2004 Dollars	Cash Advance by April 15, 2004		Cash Advance by April 15, 2005		Cash Advance by April 15, 2006		Cash Advance by April 15, 2007		Cash Advance by April 15, 2008		Cash Advance by April 15, 2009		Total Cost Advanced
		% of Principal	Cost, with Inflation	% of Principal	Cost, with Inflation	% of Principal	Cost, with Inflation	% of Principal	Cost, with Inflation	% of Principal	Cost, with Inflation	% of Principal	Cost, with Inflation	
For Original Zone														
Principal costs														
IH 20 interchange and frontage roads	\$8,841,114	10%	\$1,000,000	0%	\$0	0%	\$0	0%	\$0	30%	\$3,000,000	60%	\$6,000,000	\$10,000,000
Principal subtotal	\$8,841,114		\$1,000,000		\$0		\$0		\$0		\$3,000,000		\$6,000,000	\$10,000,000
Interest (on priority 2 obligation)														\$4,433,780
City administrative fees for TIF program														\$60,000
Total project costs for original zone														\$14,493,780
For Expanded Part of Zone Only														
Principal costs														
Interest costs	\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$0
City administrative fees for TIF program														\$0
Total for expanded part only														\$0
For All of Expanded Zone														
Principal costs														
Interest costs	\$8,841,114		\$1,000,000		\$0		\$0		\$0		\$3,000,000		\$6,000,000	\$10,000,000
City administrative fees for TIF program														\$4,433,780
Total for all of expanded zone														\$60,000
														\$14,493,780

Schedule 10: Priority 1 Reimbursement Schedule

Assumptions:
 This schedule estimates debt service on the senior claim of TIF funds pledged to the District.
 All project costs reimbursed to this creditor are at locations within the original TIF zone.
 Effective annual interest on obligations: 7.90%, equates to 7.75% compounded semi-annually.
 District is required to invest receipts from TIF fund in an interest-bearing account for benefit of bondholders.
 Interest earned on cash balances: 4.00%.
 Dedications to TIF fund are not truncated for early retirement of obligations in this schedule.

Year: Base	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Appraisal and Levy: Receipts by April 15, Expenses during year ended April 15,	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Cash available to tax increment fund																	
Real property tax to Fund	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$459,851	\$1,399,927	\$2,382,088	\$3,407,804	\$4,478,593	\$5,596,021	\$6,761,705		
Cash carried forward, with interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,695	\$1,619,375	\$0	\$0	\$0	\$0	\$0	\$2,243,035
Less administrative fees (1)	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$250,528	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,322	\$1,587,623	\$3,971,463	\$3,377,804	\$4,448,593	\$5,566,021	\$9,004,740		
Advances and debt service																	
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,685,348	\$9,685,348	\$9,685,348	\$9,685,348	\$9,665,402	\$7,051,180	\$3,159,641	\$0	\$0	\$0
New principal advanced (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,946	\$2,614,223	\$3,891,539	\$3,159,641	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,665,402	\$7,051,180	\$3,159,641	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,953,063	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,307	\$1,170,115	\$2,027,713	\$2,953,063	\$763,582	\$557,054	\$249,617	\$0	\$0	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$375,307	\$794,807	\$857,599	\$925,350	\$998,454	\$998,454	\$763,582	\$557,054	\$249,617	\$0	\$0
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$375,307	\$1,170,115	\$2,027,713	\$2,953,063	\$3,951,518	\$763,582	\$557,054	\$249,617	\$0	\$0	\$0
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,951,518	\$763,582	\$557,054	\$249,617	\$0	\$0	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$375,307	\$1,170,115	\$2,027,713	\$2,953,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed creditor by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$10,060,655	\$10,855,463	\$11,713,061	\$12,638,411	\$9,665,402	\$7,051,180	\$3,159,641	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,322	\$1,587,623	\$0	\$0	\$0	\$2,156,764	\$9,004,740		

(1) Annual administrative fees to the City are paid before any debt service. City earns missed fees from Year 1 forward.

(2) Actual advance date may differ slightly. Assumes initial advance occurs October 15, 2006.

(3) Balance after debt service on this schedule flows to top priority claimant.

**Schedule 10:
Priority 1 Reimbursement Schedule**

	16	17	18	19	20	21	22	23	24	25	26
Year:	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Appraisal and Levy:											
Receipts by April 15:											
Expenses during year ended April 15:											
Cash available to tax increment fund											
Real property tax to Fund	\$7,977,313	\$9,244,566	\$10,565,241	\$11,332,453	\$11,502,449	\$11,674,994	\$11,850,128	\$12,027,889	\$12,208,316	\$12,391,449	\$12,577,329
Cash carried forward, with interest	\$9,364,930	\$18,035,932	\$28,371,717	\$40,494,437	\$53,899,966	\$68,018,511	\$82,881,246	\$98,520,628	\$114,970,458	\$132,265,924	\$150,443,688
Less administrative fees (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$17,342,242	\$27,280,498	\$38,936,958	\$51,826,890	\$65,402,414	\$79,693,505	\$94,731,373	\$110,548,517	\$127,178,773	\$144,657,373	\$163,020,997
Advances and debt service											
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	\$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
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
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed creditor by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$17,342,242	\$27,280,498	\$38,936,958	\$51,826,890	\$65,402,414	\$79,693,505	\$94,731,373	\$110,548,517	\$127,178,773	\$144,657,373	\$163,020,997

(3) Fund balance after full reimbursement of p & i to first priority claimant flows to next priority claimant (separate schedule).

**Schedule 10:
Priority 1 Reimbursement Schedule**

Year:	27	28	29	30	31	32	33	34	35	36	Total	
Appraisal and Levy:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Uses
Receipts by April 15:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		of Funds
Expenses during year ended April 15:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Cash available to tax increment fund												
Real property tax to Fund	\$6,526,721	\$6,624,626	\$6,724,000	\$6,824,863	\$6,927,240	\$7,031,153	\$7,136,624	\$7,243,677	\$7,352,337	\$7,462,625	\$7,462,625	\$217,711,456
Cash carried forward, with interest	\$169,541,837	\$183,111,301	\$197,325,364	\$212,211,338	\$227,797,650	\$244,113,886	\$261,190,840	\$279,060,563	\$297,756,410	\$317,313,096	\$317,313,096	
Less administrative fees (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$420,000
Net funds for debt service	\$176,068,559	\$189,735,927	\$204,049,364	\$219,036,202	\$234,724,890	\$251,145,039	\$268,327,464	\$286,304,240	\$305,108,746	\$324,775,722	\$324,775,722	
Advances and debt service												
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,685,348
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$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	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,521,770
Total interest before reduction this period	\$0	\$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	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,521,770
Total p & i owed creditor by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$176,068,559	\$189,735,927	\$204,049,364	\$219,036,202	\$234,724,890	\$251,145,039	\$268,327,464	\$286,304,240	\$305,108,746	\$324,775,722	\$324,775,722	

(3) Fund balance after full reimbursement of p & i to first priority claimant flows to next priority claimant (separate schedule).

Schedule 10.1: Priority 2 Reimbursement Schedule

Assumptions:

This schedule estimates debt service on the claim of TIF funds pledged to the City of Mesquite. All project costs reimbursed to this creditor are at locations within the original TIF zone. Public improvement capital costs and timing are imported from a separate schedule. All cash advanced by the City of Mesquite is for interchanges improvements in original reinvestment zone. Effective annual interest on obligations: 5.32%, equates to 5.25% compounded semi-annually. District is required to invest receipts from TIF fund in an interest-bearing account for benefit of bondholders. Interest earned on cash balances: 4.00%. Dedications to TIF fund are not truncated for early retirement of obligations in this schedule.

Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
Appraisal and Levy:	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Expenses during year ended April 15,	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	
Cash available to tax increment fund																
Real property tax to Fund	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$459,851	\$1,399,927	\$2,382,088	\$3,407,804	\$4,478,593	\$5,596,021		
Cash carried forward, with interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,695	\$1,619,375	\$0	\$0	\$0		
Less priority deductions (1)	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$250,528	\$30,000	\$4,001,463	\$3,407,804	\$4,478,593	\$3,439,257		
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,322	\$1,587,623	\$0	\$0	\$0	\$0	\$2,156,764	
Advances and debt service																
Principal carried from previous year	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000		
New principal advanced	\$0	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$3,000,000	\$6,000,000	\$0	\$0	\$0	\$0		
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Net reimbursable principal	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000		
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$53,189	\$109,207	\$168,205	\$230,341	\$455,348	\$1,011,459	\$1,597,148	\$2,213,989	\$2,863,640		
Interest accrued this period	\$0	\$0	\$0	\$0	\$53,189	\$56,018	\$58,998	\$62,136	\$225,008	\$556,110	\$585,689	\$616,841	\$649,651	\$684,205		
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$53,189	\$109,207	\$168,205	\$230,341	\$455,348	\$1,011,459	\$1,597,148	\$2,213,989	\$2,863,640	\$3,547,845		
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,156,764		
Net reimbursable interest	\$0	\$0	\$0	\$0	\$53,189	\$109,207	\$168,205	\$230,341	\$455,348	\$1,011,459	\$1,597,148	\$2,213,989	\$2,863,640	\$1,391,080		
Total p & l owed creditor by Fund	\$0	\$0	\$0	\$1,000,000	\$1,053,189	\$1,109,207	\$1,168,205	\$4,230,341	\$10,455,348	\$11,011,459	\$11,597,148	\$12,213,989	\$12,863,640	\$11,391,080		
Cum. fund balance at EOP (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,322	\$1,587,623	\$0	\$0	\$0	\$0	\$0	

- (1) Estimated deductions for senior claim and annual administrative fees in a year senior claim is paid
- (2) Administrative fees to the City for year when no senior claim is paid
- (3) Balance after debt service on this schedule flows to next priority claimant.

**Schedule 10.1:
Priority 2 Reimbursement Schedule**

Year:	15	16	17	18	19	20	21	22	23	24	25	26
Appraisal and Levy:	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Receipts by April 15,												
Expenses during year ended April 15,	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Cash available to tax increment fund												
Real property tax to Fund	\$6,761,705	\$7,977,313	\$9,244,566	\$10,565,241	\$11,332,453	\$11,502,449	\$11,674,994	\$11,850,128	\$12,027,889	\$12,208,316	\$12,391,449	\$12,577,329
Cash carried forward, with interest	\$0	\$0	\$2,498,082	\$12,212,354	\$23,688,699	\$36,421,988	\$49,841,425	\$63,977,076	\$78,860,292	\$94,523,708	\$111,001,304	\$128,328,463
Less priority deductions (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees (2)	\$30,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$6,731,705	\$7,947,313	\$11,742,648	\$22,777,595	\$35,021,152	\$47,924,447	\$61,516,419	\$75,827,204	\$90,888,180	\$106,732,023	\$123,392,753	\$140,905,793
Advances and debt service												
Principal carried from previous year	\$10,000,000	\$5,265,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$4,734,744	\$5,265,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$5,265,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$1,391,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$605,881	\$280,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$1,996,961	\$280,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$1,996,961	\$280,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed creditor by Fund	\$5,265,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$0	\$2,402,002	\$11,742,648	\$22,777,595	\$35,021,152	\$47,924,447	\$61,516,419	\$75,827,204	\$90,888,180	\$106,732,023	\$123,392,753	\$140,905,793

(3) Fund balance after full reimbursement of p & i to first priority claimant flows to next priority claimant (separate schedule).

**Schedule 10.1:
Priority 2 Reimbursement Schedule**

Year:	27	28	29	30	31	32	33	34	35	36	Total	
Appraisal and Levy:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Uses
Receipts by April 15,	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	of Funds
Expenses during year ended April 15,	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Cash available to tax increment fund												
Real property tax to Fund	\$6,526,721	\$6,624,626	\$6,724,000	\$6,824,863	\$6,927,240	\$7,031,153	\$7,136,624	\$7,243,677	\$7,352,337	\$7,462,625	\$217,711,456	
Cash carried forward, with interest	\$146,542,024	\$159,191,496	\$172,448,767	\$186,339,677	\$200,891,122	\$216,131,097	\$232,088,739	\$248,794,378	\$266,279,578	\$284,577,191	\$15,627,118	
Less priority deductions (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net funds for debt service	\$153,068,746	\$165,816,122	\$179,172,766	\$193,164,540	\$207,818,362	\$223,162,249	\$239,225,364	\$256,038,055	\$273,631,914	\$292,039,816	\$0	
Advances and debt service												
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
New principal advanced	\$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	\$0
Interest carried from previous year	\$0	\$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	\$4,433,780
Total interest before reduction this period	\$0	\$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	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,433,780
Total p & i owed creditor by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$153,068,746	\$165,816,122	\$179,172,766	\$193,164,540	\$207,818,362	\$223,162,249	\$239,225,364	\$256,038,055	\$273,631,914	\$292,039,816	\$0	

(3) Fund balance after full reimbursement of p & i to first priority claimant flows to next priority claimant (separate schedule).

Schedule 10.2: Priority 3 Reimbursement Schedule

Assumptions:

This schedule estimates debt service on the junior claim of TIF funds pledged to the District and Landowner.

Principal advances are for:

- (1) Balance of project cost principal in original zone (Schedule 9.1) not advanced in Schedule 10 or 10.1;
- (2) All project cost improvements in expanded part of zone.

Effective annual interest on obligations: , equates to compounded semi-annually

District is required to invest receipts from TIF fund in an interest-bearing account for benefit of bondholders.

Interest earned on cash balances:

Deductions to TIF fund are truncated for early retirement of obligations in this schedule.

Year: Appraisal and Levy: Receipts by April 15, Expenses during year ended April 15,	Base	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cash available to tax increment fund																
Total tax increments to Fund	\$0	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$4,599,851	\$1,399,927	\$2,382,088	\$3,407,804	\$4,478,593	\$5,596,021	
Cash carried forward, with interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,695	\$1,619,375	\$0	\$0	\$0	
Less priority deductions (1)	\$0	\$0	\$0	\$0	\$0	\$17	\$6,288	\$6,478	\$6,689	\$250,528	\$30,000	\$4,001,463	\$3,407,804	\$4,478,593	\$5,596,021	
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Less refund of excess increment to MISD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net funds for debt service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,322	\$1,587,623	\$0	\$0	\$0	\$0	
Advances and debt service																
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,213,742	\$14,164,023	\$19,430,642	\$20,702,697	\$21,937,929	\$21,937,929	\$21,937,929	
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,950,281	\$5,266,619	\$1,272,055	\$1,235,231	\$0	\$0	\$0	
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,213,742	\$14,164,023	\$20,702,697	\$21,937,929	\$21,937,929	\$21,937,929	\$21,937,929	
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,748	\$475,056	\$1,555,626	\$3,104,708	\$4,862,029	\$6,840,243	\$8,964,477	
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,748	\$322,308	\$1,080,570	\$1,549,082	\$1,757,321	\$1,978,214	\$2,124,234	\$2,281,032	
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,748	\$475,056	\$1,555,626	\$3,104,708	\$4,862,029	\$6,840,243	\$8,964,477	\$11,245,509	
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,748	\$475,056	\$1,555,626	\$3,104,708	\$4,862,029	\$6,840,243	\$8,964,477	\$11,245,509	
Total p & l owed creditor by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,366,490	\$14,639,080	\$20,986,268	\$23,807,405	\$26,799,958	\$28,778,172	\$30,902,406	\$33,183,438	
Cum. fund balance at EOP (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$209,322	\$1,587,623	\$0	\$0	\$0	\$0	

(1) Estimated deductions for senior claims and annual administrative fees in a year senior claims are paid

(2) Administrative fees to the City for year when no senior claim is paid

(3) Fund balance after all TIF project costs, including interest and administrative costs, may be refunded to taxing units.

Schedule 10.2: Priority 3 Reimbursement Schedule

MISD tax increment payments to the TIF fund will cease when all p & i due to project costs in the original zone have been reimbursed, were the City not reimbursing expenses of the original zone with tax increments from the expanded zone. Year of final payment by the MISD and amount of excess payment in that year are from a separate schedule.

Year: Appraisal and Levy: Receipts by April 15, Expenses during year ended April 15,	15 2014	16 2015	17 2016	18 2017	19 2018	20 2019	21 2020	22 2021	23 2022	24 2023	25 2024	26 2025
Cash available to tax increment fund												
Total tax increments to Fund	\$6,761,705	\$7,977,313	\$9,244,566	\$10,565,241	\$11,332,453	\$11,502,449	\$5,968,940	\$0	\$0	\$0	\$0	\$0
Cash carried forward, with interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522,752	\$512,462	\$532,961	\$554,279	\$576,450
Less priority deductions (1)	\$6,761,705	\$5,575,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees (2)	\$0	\$0	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0	\$0	\$0	\$0
Less refund of excess increment to MISD	\$0	\$0	\$0	\$0	\$4,236,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$0	\$2,402,002	\$9,214,566	\$10,535,241	\$7,066,363	\$11,472,449	\$5,938,940	\$492,752	\$512,462	\$532,961	\$554,279	\$576,450
Advances and debt service												
Principal carried from previous year	\$21,937,929	\$21,937,929	\$21,937,929	\$21,937,929	\$20,920,562	\$15,398,430	\$5,062,602	\$0	\$0	\$0	\$0	\$0
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$1,017,367	\$5,522,131	\$10,335,828	\$5,062,602	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$21,937,929	\$21,937,929	\$21,937,929	\$20,920,562	\$15,398,430	\$5,062,602	\$0	\$0	\$0	\$0	\$0	\$0
Interest carried from previous year	\$11,245,509	\$13,694,913	\$13,923,116	\$7,355,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$2,449,404	\$2,630,205	\$2,647,049	\$2,162,274	\$1,544,232	\$1,136,621	\$373,691	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$13,694,913	\$16,325,118	\$16,570,165	\$9,517,874	\$1,544,232	\$1,136,621	\$373,691	\$0	\$0	\$0	\$0	\$0
Less interest repaid this year	\$0	\$2,402,002	\$9,214,566	\$9,517,874	\$1,544,232	\$1,136,621	\$373,691	\$0	\$0	\$0	\$0	\$0
Net reimbursable interest	\$13,694,913	\$13,923,116	\$7,355,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed creditor by Fund	\$35,632,842	\$35,861,045	\$29,293,528	\$20,920,562	\$15,398,430	\$5,062,602	\$0	\$0	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$502,646	\$492,752	\$512,462	\$532,961	\$554,279	\$576,450

Payment of City tax increments to TIF fund may be terminated in this year, as all reimbursement obligations have been fulfilled.

(3) Fund balance after all TIF project costs, including interest and administrative costs, may be refunded to taxing units.

**Schedule 10.2:
Priority 3 Reimbursement Schedule**

	27	28	29	30	31	32	33	34	35	36	Total	
Year:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Uses
Appraisal and Levy:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	of Funds
Receipts by April 15,												
Expenses during year ended April 15,												
Cash available to tax increment fund												
Total tax increments to Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81,096,423
Cash carried forward, with interest	\$599,508	\$623,489	\$648,428	\$674,365	\$701,340	\$729,393	\$758,569	\$788,912	\$820,468	\$853,287	\$885,287	\$30,120,898
Less priority deductions (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,000
Less administrative fees (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,236,090
Less refund of excess increment to MISD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds for debt service	\$599,508	\$623,489	\$648,428	\$674,365	\$701,340	\$729,393	\$758,569	\$788,912	\$820,468	\$853,287	\$885,287	\$0
Advances and debt service												
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,937,929
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,937,929
Less principal repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net reimbursable principal	\$0	\$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	\$24,188,966
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total interest before reduction this period	\$0	\$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	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,188,966
Total p & i owed creditor by Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cum. fund balance at EOP (3)	\$599,508	\$623,489	\$648,428	\$674,365	\$701,340	\$729,393	\$758,569	\$788,912	\$820,468	\$853,287	\$885,287	\$0

(3) Fund balance after all TIF project costs, including interest and administrative costs, may be refunded to taxing units.