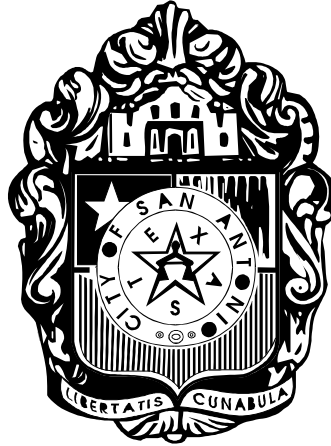


# **CITY OF SAN ANTONIO, TEXAS**



## **Brooks City-Base Tax Increment Reinvestment Zone Sixteen Final Finance Plan**

**Participation Levels of City (85%)**

**Approved: May 8, 2008  
Amended: June 3, 2010  
Amended: April 16, 2015  
Amended: March 21, 2019**

**Brooks City-Base  
Tax Increment Reinvestment Zone  
Finance Plan**

**Introduction**

The Brooks City-Base Tax Increment Reinvestment Zone (“TIRZ”) is located in the southeast side of the City and will encompass approximately 2,522 acres. The City of San Antonio created the Brooks Development Authority (“BDA”) in September 2001 to receive title to 1,308 acres of real property from the former military base and to transition it into a business and technology park. The BDA is the project’s Developer. In June 2013 the BDA Board adopted a new mission focused on a mixed use, market rate economic development where residents can live, work, learn, and play. The life of the TIRZ was initially projected to be 24.82 years with a termination date of September 30, 2029. Per Ordinance 2019-\_\_-\_\_-\_\_\_\_, the life of the TIRZ has been extended to 34.81 years, with a termination date of September 30, 2039.

**Public Infrastructure**

The public infrastructure improvements and related capital costs include runway demolition, demolition of buildings, sewer outfall, streets, buildings, site preparation, landscaping, utilities, drainage, parking, security and smart city technology improvements, and other costs approved by the TIRZ Board. Completed street projects that have been funded by TIRZ include New Braunfels (Phases I and II), Challenger Drive Inner Circle, and Kennedy Hill (formerly Dave Erwin Drive) projects. A list of proposed eligible projects can be found in the Project Plan. The TIRZ will provide a partial source of funding for public improvements costs. Annual construction of public improvements will be reimbursed as TIRZ revenues become available. Additional security is contractually committed by BDA to utilize BDA’s available funds in the event TIRZ revenues are not sufficient to cover debt service.

**Finance Plan**

The Tax Year 2004 Year-End Assessed Value was \$36,815,100. Projected Captured Values will be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements. The Captured Taxable Value is expected to grow from \$3,626,775.00 in Tax Year 2005 to \$1,364,702,116.00 in Tax Year 2038.

The City of San Antonio is the sole participating taxing entity utilized in the analysis. The City’s participation level is 85%, and the City's current tax rate per \$100 valuation is \$0.558270. Tax Increment Revenues produced \$861,929.78 in Fiscal Year 2008 and are forecasted to be \$6,346,402.53 in Fiscal Year 2039. A 2% growth in property values is assumed.

This Finance Plan was contingent upon the relocation of Mission Trails Baptist Hospital, formerly Southeast Baptist Hospital, to Brooks City Base, which occurred in 2011. This Finance Plan is also contingent upon the continuation of the contractual agreement between BDA and the hospital and that the hospital maintains a taxable entity status for ad valorem tax purposes for the life of the TIRZ or for as long as the City is financing the TIRZ capital improvements through the issuance of bonds, notes, certificates of obligation, or other financial instruments and all such debt remains outstanding.

The City has conducted an annual review of the status of the TIRZ, anticipated tax increment to be collected and the public infrastructure to be constructed in the near term and shall issue bonds, notes, certificates of obligation, or other financial instruments as necessary. Any issuance by the City of bonds, notes, certificates of obligation, or other financial instruments does not require amendment of the Finance Plan as long as the maximum total compensation to BDA does not exceed the City's maximum contribution of \$105,473,104.87.

The issuances of 2008, 2010 and 2012 Certificates of Obligation by the City included principal in the amount of \$19,050,000.00 and interest costs in the amount of \$10,787,236.90. After 2016 refinancing, the principal reduced to \$18,280,000.00, and interest costs reduced to \$10,157,614.14. An amount of \$6,736.05 was transferred to Debt Service in Fiscal Year 2015 that reduced the required TIRZ Debt Service transfers. Additionally assumes the issuance of Series 2018 Bonds by the City and in principal amount of \$6,065,000.00 and estimated interest costs of \$2,413,911.25. Beginning in Fiscal Year 2018, a portion of the Tax Increment will be reserved for a City Debt Service Reserve. The balance will accumulate over seven (7) years to the maximum annual debt service. This reserve will be released in Fiscal Year 2029 and 2033 respectively, when the corresponding debt is paid off.

The cost of the public infrastructure improvements and other approved costs will be paid annually from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from the TIRZ revenues include City annual administrative fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to repay any necessary debt obligation of the City for debt dedicated to BDA's development of public improvements within the Tax Increment Reinvestment Zone; (ii) to accumulate a reserve fund, up to the amount of the maximum annual debt service, for any necessary debt obligation of the City for debt dedicated to BDA's development of public improvements within the Tax Increment Reinvestment Zone; (iii) to reimburse eligible City startup Administrative Costs; (iv) to pay all other ongoing Administrative Costs to the City for administering the TIRZ; (v) to pay City Capital Administrative Costs to the City as described in the Development Agreement; (vi) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in the Development Agreement; (vii) to reimburse the City under any reclaim of funds pursuant to Article X of the Development Agreement; (viii) to pay BDA for eligible debt obligations of BDA for debt to public improvements as provided in the Agreement and in the Final Project Plan; and (ix) to pay

BDA for public improvements, including financing costs, as provided in this Agreement and in the Final Project Plan to the extent that funds in the TIRZ Fund are available for this purpose.

The projected amount of TIRZ Tax Increment Revenues through September 30, 2039 is \$105,473,104.87.

<b>TABLE-TIRZ Maximum Contributions</b>		
<b>Taxing Entities</b>	<b>Maximum Dollar Contribution*</b>	<b>Maximum Length of Contribution</b>
City of San Antonio	\$105,473,104.87	September 30, 2039
<b>Maximum Reimbursable Amount</b>	\$105,473,104.87	September 30, 2039

\* Per Ordinance 2019-\_\_-\_\_, Maximum Dollar Contribution increased to \$105,473,104.87 in 2018; and the Maximum Length of Contribution extended to September 30, 2039.

**Limited Obligation of the City**

The City shall have limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable. The TIRZ collections shall not extend beyond September 30, 2039. The public infrastructure improvements will be financed through the issuance of certificates of obligation or other obligations with an effort to maximize the amount of public infrastructure projects funded.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Taxing Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Taxing Entities, any political corporation, subdivision, or agency of the State.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Summary**

Brooks City-Base  
Amended Finance Plan  
March 2019

	<u>Amended Finance Plan - FY 2015</u>	<u>Amended Finance Plan - FY 2018</u>
Site Area	2,522 Acres	2,522 Acres
Project Area	Finance Plan - June 3, 2010 <u>2004 - 2029</u>	Finance Plan - June 3, 2010 <u>2004 - 2039</u>
Traditional Neighborhood Development	169.00 Acres	169.00 Acres
Commercial / Retail	34.00 Acres	34.00 Acres
OIC	744.00 Acres	744.00 Acres
Public Street	80.00 Acres	80.00 Acres
Park and Open Space	<u>217.00 Acres</u>	<u>217.00 Acres</u>
	1,244.00 Acres	1,244.00 Acres
	<u>Remaining Development 2015 - 2029</u>	<u>Remaining Development 2015 - 2039</u>
Retail	13.70 Acres	13.70 Acres
Multi-Family/Medical-Density Residential	71.50 Acres	71.50 Acres
Residential - Low Density	123.30 Acres	123.30 Acres
Mixed Use (A)	61.10 Acres	61.10 Acres
Mixed Use (B)	42.80 Acres	42.80 Acres
Office/Commercial	81.50 Acres	81.50 Acres
Economic Development	276.00 Acres	276.00 Acres
Academic	71.10 Acres	71.10 Acres
Solar	43.10 Acres	43.10 Acres
Civic / Public	<u>4.90 Acres</u>	<u>4.90 Acres</u>
	789.00 Acres	789.00 Acres
Beginning Assessed Value (Tax Year 2004) in City	\$ 36,815,100.00	\$ 36,815,100.00
2006		
Wal-Mart		
2008		
DPT Laboratories		285,000 Sq. Ft.
Charter School (Brooks Academy)		
2009		
Charter School		
2010		
Charter School		
2011		
Hospital (Baptist Health System) - Mission Trails Baptist Hospital		220,000 Sq. Ft.
2014		
Sam's Club		
2015		
Academic	267,798 Sq. Ft.	267,798 Sq. Ft.
Office/Commercial	75,000 Sq. Ft.	- Sq. Ft.
Mixed Use	242,000 Sq. Ft.	162,048 Sq. Ft.
Residential	495,077 Sq. Ft.	246,440 Sq. Ft.
Industrial	100,000 Sq. Ft.	- Sq. Ft.
2016		
Retail	125,000 Sq. Ft.	- Sq. Ft.
Mixed Use	490,000 Sq. Ft.	- Sq. Ft.
Industrial	100,000 Sq. Ft.	- Sq. Ft.
Residential		281,515 Sq. Ft.
2017		
Retail	125,000 Sq. Ft.	5,592 Sq. Ft.
Office/Commercial	75,000 Sq. Ft.	110,000 Sq. Ft.
Residential	257,000 Sq. Ft.	- Sq. Ft.
Industrial	100,000 Sq. Ft.	350,000 Sq. Ft.
2018		
Retail	100,000 Sq. Ft.	72,000 Sq. Ft.
Mixed Use	225,000 Sq. Ft.	30,000 Sq. Ft.
Industrial	50,000 Sq. Ft.	- Sq. Ft.
Residential		203,207 Sq. Ft.
2019		
Retail	90,000 Sq. Ft.	- Sq. Ft.
Office/Commercial	75,000 Sq. Ft.	- Sq. Ft.
Mixed Use	160,000 Sq. Ft.	- Sq. Ft.
Industrial	50,000 Sq. Ft.	600,000 Sq. Ft.
Residential		406,415 Sq. Ft.
2020		
Retail		100,000 Sq. Ft.
Office/Commercial		75,000 Sq. Ft.
Mixed Use		70,000 Sq. Ft.
Residential		480,107 Sq. Ft.
2021		
Residential	<u>3,201,875 Sq. Ft.</u>	<u>895,158 Sq. Ft.</u>
		4,860,280 Sq. Ft.
Performance Bonds:		
Per Texas Government Code Chapter 2253		
Payment Bonds:		
Per Texas Government Code Chapter 2253		
Assumptions:		
Captured Taxable Value	\$ 992,852,079.00	\$ 1,364,702,116.00
Assessed Value Growth Factor	2.00%	2.00%
Collection Rate	98.00%	98.00%
Estimated Total Tax Increment Revenues	\$ 56,364,027.00	\$ 105,473,104.87
Estimated TIF Life	24.82 Years	34.81 Years
	(12/09/04 to 09/30/29)	(12/09/04 to 09/30/39)

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Sources and Uses**

Brooks City-Base  
Amended Finance Plan  
March 2019

	Amended	Amended								Remaining Balance <sup>3</sup>
	Finance Plan - FY 2015	Finance Plan - FY 2018								
<b>Sources of Funds</b>	Total	Total								
Tax Increment Revenues	56,364,027.00	105,473,104.87								
Interest Earned in TIRZ Fund	84,780.73	69,377.77								
<b>Total Sources of Funds</b>	<b>56,448,807.73</b>	<b>105,542,482.64</b>								
<b>Uses of Funds</b>										
<b>Completed Debt Funded Projects</b>	Total	Total	2009	2010	2011	2012	2013	2015 <sup>1</sup>	2016 <sup>1</sup>	
New Braunfels Infrastructure Projects <sup>1</sup>										
Phase I	7,249,214.31	7,249,214.31	49.61	2,824,159.29	4,392,439.37	32,566.04	-	-	-	-
Phase II	4,057,379.41	4,057,379.41	-	-	737,070.06	3,164,283.99	156,025.36	-	-	-
Challenger Drive Inner Circle Infrastructure Costs <sup>1</sup>	2,638,252.64	2,638,252.64	-	-	1,222,540.49	1,415,712.15	-	-	-	-
Kennedy Hill (formerly Dave Erwin Drive) <sup>1,2,3</sup>	4,230,000.00	4,230,000.00	-	-	-	-	-	2,258,865.21	1,801,934.79	169,200.00
Other Street Projects <sup>1,3</sup>	875,153.64	875,153.64	-	-	-	-	-	467,341.40	372,806.09	35,006.15
<b>Sub-total</b>	<b>19,050,000.00</b>	<b>19,050,000.00</b>	49.61	2,824,159.29	6,352,049.92	4,612,562.18	156,025.36	2,726,206.61	2,174,740.88	204,206.15
<b>Ongoing Debt Funded Projects</b>										
Science Research & Office Buildings #167 & #176 <sup>7</sup>		6,000,000.00								
<b>Sub-total</b>		6,000,000.00								
<b>Total Infrastructure Uses of Funds</b>	<b>19,050,000.00</b>	<b>25,050,000.00</b>								
Principal Debt <sup>4,5</sup>	19,050,000.00	18,280,000.00								
Interest Costs @ rates consistent with the City's GO Debt Plan <sup>5</sup>	10,787,236.90	10,157,614.14								
Less: Transfers to DS <sup>6</sup>		(6,736.05)								
<b>Sub-total - Debt Service Payments</b>	29,837,236.90	28,430,878.09								
Estimated Series 2018 Bonds <sup>7</sup>		6,065,000.00								
Interest Costs @ 4.50% <sup>8</sup>		2,413,911.25								
<b>Sub -Total Estimated Series 2018 Bonds Payments</b>		8,478,911.25								
Debt Service Reserve <sup>9</sup>		2,387,483.42								
Release of Debt Service Reserve		(2,387,483.42)								
<b>Total Debt Obligation Payments</b>	<b>29,837,236.90</b>	<b>36,909,789.34</b>								
<b>Total Admin. Expenses</b>	1,320,000.00	2,970,000.00								
<b>Other Eligible Reimbursements</b>	Total	Total	2018 - 2039							
Debt Service - BDA	-	-	-							
Other Eligible Reimbursements	25,291,570.83	65,662,693.30	65,662,693.30							
<b>Sub Total</b>	25,291,570.83	65,662,693.30	65,662,693.30							
<b>Grand Total</b>	<b>56,448,807.73</b>	<b>105,542,482.64</b>								
<b>Project Financing Surplus (Shortage)</b>	-	-								

<sup>1</sup> Per Ordinance No. 2015-04-16-0316, \$5,105,153.64 was unencumbered from the release of 2008, 2010 and 2012 Certificates of Obligation that were committed to

New Braunfels (Phases I and II) and Challenger Drive Inner Circle projects. This amount was reappropriated to Kennedy Hill (formerly Dave Erwin Drive) Infrastructure Costs and other street projects.

<sup>2</sup> The project included the demolition and reconstruction of the former Dave Erwin Drive from SE Military to Sidney Brooks. This half mile of roadway was renamed to Kennedy Hill upon completion in Fiscal Year 2016.

<sup>3</sup> The remaining balances for Kennedy Hill (formerly Dave Erwin Drive) Infrastructure and other street projects costs are pending reappropriation to future projects.

<sup>4</sup> Development Agreement, as amended 4/16/2015, Section 5.20 stated that in 2008, 2010, and 2012 \$7,955,000, \$8,865,000, and \$2,230,000 respectively was issued for a total \$19,050,000.

<sup>5</sup> After 2016 refinancing, the principal reduced from \$19,050,000 to \$18,280,000; and interest costs reduced from \$10,787,236.90 to \$10,157,614.14.

<sup>6</sup> \$6,736.05 transferred to Debt Service in Fiscal Year 2015 that reduced the required TIRZ Debt Service transfers.

<sup>7</sup> Estimated Series 2018 Bonds for the Science Research & Office Buildings #167 and #176 in South Hill Corporate Park in an amount of \$6,065,000; which provided \$6,000,000 project fund after netted discount and cost of issuance.

<sup>8</sup> The estimated interest costs of \$2,413,911.25 @ 4.50% is subject to change.

<sup>9</sup> Beginning in Fiscal Year 2018, a portion of the Tax Increment will be reserved for a City Debt Service Reserve. The balance will accumulate over seven (7) years to the maximum annual debt service.

This reserve will be released in Fiscal Year 2029 and 2033 respectively, when the corresponding debt is paid off.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Revenues**

Brooks City-Base  
Amended Finance Plan  
March 2019

Tax Year	Tax Increment Reinvestment Zone				City of San Antonio							Total Tax Increment	Fiscal Year
	Beginning Assessed Value	New Values	Appraisal Growth <sup>1</sup>	Year-End Assessed Value	Exemptions <sup>1</sup>	Year End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate	Actual Tax Increment	Projected Tax Increment		
				\$	\$	\$	\$	\$		\$	\$		
2004				\$ 36,815,100.00	\$ (340,592.00)	\$ 36,474,508.00	\$ 36,474,508.00	\$ -	\$ 0.49176	\$ -	\$ -	\$ -	2005
2005	36,815,100.00	-	3,568,283.00	40,383,383.00	(282,100.00)	40,101,283.00	36,474,508.00	3,626,775.00	0.49176	-	-	-	2006
2006	40,383,383.00	53,174,240.00	120,088,496.00	213,646,119.00	(102,631,990.00)	111,014,129.00	36,474,508.00	74,539,621.00	0.49176	-	-	-	2007
2007	213,646,119.00	33,659,610.00	(8,212,199.00)	239,093,530.00	(104,258,556.00)	134,834,974.00	36,474,508.00	98,360,466.00	0.48646	861,929.78	-	861,929.78	2008
2008	239,093,530.00	9,358,650.00	46,725,291.00	295,177,471.00	(117,113,647.00)	178,063,824.00	36,474,508.00	141,589,316.00	0.48207	677,110.00	-	677,110.00	2009
2009	295,177,471.00	429,660.00	8,487,042.00	304,094,173.00	(138,982,116.00)	165,112,057.00	36,474,508.00	128,637,549.00	0.48084	615,747.59	-	615,747.59	2010
2010	304,094,173.00	9,302,370.00	144,080,845.00	457,477,388.00	(291,993,307.00)	165,484,081.00	36,474,508.00	129,009,573.00	0.48084	627,076.02	-	627,076.02	2011
2011	457,477,388.00	25,446,330.00	(7,492,580.00)	475,431,138.00	(286,935,847.00)	188,495,291.00	36,474,508.00	152,020,783.00	0.48084	730,720.95	-	730,720.95	2012
2012	475,431,138.00	78,180,890.00	(252,089,631.00)	301,522,397.00	(62,244,173.00)	239,278,224.00	36,474,508.00	202,803,716.00	0.48084	958,003.77	-	958,003.77	2013
2013	301,522,397.00	19,006,510.00	64,800,512.00	385,329,419.00	(87,803,357.00)	297,526,062.00	36,474,508.00	261,051,554.00	0.48084	1,399,850.47	-	1,399,850.47	2014
2014	385,329,419.00	20,942,680.00	5,507,877.00	411,779,976.00	(94,101,941.00)	317,678,035.00	36,474,508.00	281,203,527.00	0.48084	1,351,248.18	-	1,351,248.18	2015
2015	411,779,976.00	106,955,400.00	35,315,675.00	554,051,051.00	(168,136,180.00)	385,914,871.00	36,474,508.00	349,440,363.00	0.47453	1,558,307.92	-	1,558,307.92	2016
2016	554,051,051.00	18,925,520.00	43,953,747.00	616,930,318.00	(168,286,987.00)	448,643,331.00	36,474,508.00	412,168,823.00	0.47453	1,928,873.77	-	1,928,873.77	2017
2017	616,930,318.00	33,942,082.00	(32,024,187.00)	618,848,213.00	(108,753,961.00)	510,094,252.00	36,474,508.00	473,619,744.00	0.47453	2,166,843.97	-	2,166,843.97	2018
2018	618,848,213.00	13,733,199.00	12,376,964.00	644,958,376.00	(110,929,040.00)	534,029,336.00	36,474,508.00	497,554,828.00	0.47453	-	2,313,825.99	2,313,825.99	2019
2019	644,958,376.00	46,066,397.00	12,899,168.00	703,923,941.00	(113,147,621.00)	590,776,320.00	36,474,508.00	554,301,812.00	0.47453	-	2,577,721.82	2,577,721.82	2020
2020	703,923,941.00	53,760,199.00	14,078,479.00	771,762,619.00	(115,410,573.00)	656,352,046.00	36,474,508.00	619,877,538.00	0.47453	-	2,882,674.78	2,882,674.78	2021
2021	771,762,619.00	1,790,316.00	15,435,252.00	788,988,187.00	(117,718,784.00)	671,269,403.00	36,474,508.00	634,794,895.00	0.47453	-	2,952,046.37	2,952,046.37	2022
2022	788,988,187.00	30,000,000.00	15,779,764.00	834,767,951.00	(120,073,160.00)	714,694,791.00	36,474,508.00	678,220,283.00	0.47453	-	3,153,991.53	3,153,991.53	2023
2023	834,767,951.00	30,000,000.00	16,695,359.00	881,463,310.00	(122,474,623.00)	758,988,687.00	36,474,508.00	722,514,179.00	0.47453	-	3,359,975.60	3,359,975.60	2024
2024	881,463,310.00	30,000,000.00	17,629,266.00	929,092,576.00	(124,924,115.00)	804,168,461.00	36,474,508.00	767,693,953.00	0.47453	-	3,570,079.35	3,570,079.35	2025
2025	929,092,576.00	35,000,000.00	18,581,852.00	982,674,428.00	(127,422,597.00)	855,251,831.00	36,474,508.00	818,777,323.00	0.47453	-	3,807,637.15	3,807,637.15	2026
2026	982,674,428.00	35,000,000.00	19,653,489.00	1,037,327,917.00	(129,971,049.00)	907,356,868.00	36,474,508.00	870,882,360.00	0.47453	-	4,049,946.10	4,049,946.10	2027
2027	1,037,327,917.00	35,000,000.00	20,746,558.00	1,093,074,475.00	(132,570,470.00)	960,504,005.00	36,474,508.00	922,029,497.00	0.47453	-	4,297,101.23	4,297,101.23	2028
2028	1,093,074,475.00	35,000,000.00	21,861,490.00	1,149,935,965.00	(135,221,879.00)	1,014,714,086.00	36,474,508.00	978,239,578.00	0.47453	-	4,549,199.46	4,549,199.46	2029
2029	1,149,935,965.00	15,000,000.00	22,998,719.00	1,187,934,684.00	(137,926,317.00)	1,050,008,367.00	36,474,508.00	1,013,533,859.00	0.47453	-	4,713,331.78	4,713,331.78	2030
2030	1,187,934,684.00	15,000,000.00	23,758,694.00	1,226,693,378.00	(140,684,843.00)	1,086,008,535.00	36,474,508.00	1,049,534,027.00	0.47453	-	4,880,746.74	4,880,746.74	2031
2031	1,226,693,378.00	15,000,000.00	24,533,868.00	1,266,227,246.00	(143,498,540.00)	1,122,728,706.00	36,474,508.00	1,086,254,198.00	0.47453	-	5,051,510.00	5,051,510.00	2032
2032	1,266,227,246.00	15,000,000.00	25,324,545.00	1,306,551,791.00	(146,368,511.00)	1,160,183,280.00	36,474,508.00	1,123,708,772.00	0.47453	-	5,225,688.53	5,225,688.53	2033
2033	1,306,551,791.00	15,000,000.00	26,131,036.00	1,347,682,827.00	(149,295,881.00)	1,198,386,946.00	36,474,508.00	1,161,912,438.00	0.47453	-	5,403,350.63	5,403,350.63	2034
2034	1,347,682,827.00	15,000,000.00	26,953,657.00	1,389,636,484.00	(152,281,799.00)	1,237,354,685.00	36,474,508.00	1,200,880,177.00	0.47453	-	5,584,565.97	5,584,565.97	2035
2035	1,389,636,484.00	15,000,000.00	27,792,730.00	1,432,429,214.00	(155,327,435.00)	1,277,101,779.00	36,474,508.00	1,240,627,271.00	0.47453	-	5,769,405.62	5,769,405.62	2036
2036	1,432,429,214.00	15,000,000.00	28,648,584.00	1,476,077,798.00	(158,433,984.00)	1,317,643,814.00	36,474,508.00	1,281,169,306.00	0.47453	-	5,957,942.05	5,957,942.05	2037
2037	1,476,077,798.00	15,000,000.00	29,521,556.00	1,520,599,354.00	(161,602,664.00)	1,358,996,690.00	36,474,508.00	1,322,522,182.00	0.47453	-	6,150,249.22	6,150,249.22	2038
2038	1,520,599,354.00	15,000,000.00	30,411,987.00	1,566,011,341.00	(164,834,717.00)	1,401,176,624.00	36,474,508.00	1,364,702,116.00	0.47453	-	6,346,402.53	6,346,402.53	2039
		904,674,053.00								12,875,712.42	92,597,392.45	105,473,104.87	<sup>2</sup>
	Existing Value Growth Factors												
	Base Model Growth Factor			2.00%	Participation Level							85.00%	
	Growth Factor Above Base			0.00%	Tax Rate Growth Factor							0.00%	
	Combined Growth Rate			2.00%	Tax Rate Collection Factor							98.00%	

<sup>1</sup> The Assessed Value was reduced in Fiscal Year 2013 by \$224,442,030; which represents the value for the Brooks Development Authority (BDA) properties which were granted a full exemption in Tax Year 2012.

<sup>2</sup> Maximum Dollar Contribution increased by \$900,000 to \$56,364,027 in 2015, and proposed to increase to \$105,473,104.87 in 2018.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Reimbursements**

Brooks City-Base  
Amended Finance Plan  
March 2019

Tax Year	Actual	Projected	Cumulative		Actual	Projected	Actual	Projected	Actual	Projected
	Tax Increment Revenue		Tax Increment Revenues	TIRZ Fund Interest Rate	Interest Earned in TIRZ Fund		Administrative Expenses <sup>1,2</sup>		Debt Service - City Reimbursements <sup>3,4,5,6</sup>	
2004	-	-	-	2.8215%	-	-	-	-	-	-
2005	-	-	-	4.6610%	-	-	-	-	-	-
2006	-	-	-	5.1832%	-	-	-	-	-	-
2007	861,929.78	-	861,929.78	3.3481%	368.33	-	(105,000.00)	-	-	-
2008	677,110.00	-	1,539,039.78	1.4135%	14,488.65	-	(15,000.00)	-	(334,549.50)	-
2009	615,747.59	-	2,154,787.37	0.3922%	5,048.28	-	(15,000.00)	-	(515,672.78)	-
2010	627,076.02	-	2,781,863.39	0.2696%	3,541.76	-	-	-	(1,081,727.50)	-
2011	730,720.95	-	3,512,584.34	0.2086%	1,332.10	-	(30,000.00)	-	(1,139,336.60)	-
2012	958,003.77	-	4,470,588.11	0.1838%	2,327.82	-	(15,000.00)	-	(1,049,723.59)	-
2013	1,399,850.47	-	5,870,438.58	0.1558%	1,197.63	-	(15,000.00)	-	(1,268,327.96)	-
2014	1,351,248.18	-	7,221,686.76	0.1532%	618.35	-	(75,000.00)	-	(1,352,990.05)	-
2015	1,558,307.92	-	8,779,994.68	0.4982%	640.70	-	(75,000.00)	-	(1,707,748.96)	-
2016	1,928,873.77	-	10,708,868.45	0.8385%	2,010.21	-	(75,000.00)	-	(1,387,005.14)	-
2017	2,166,843.97	-	12,875,712.42	1.6345%	16,085.10	658.38	(75,000.00)	-	(1,100,834.49)	-
2018	-	2,313,825.99	15,189,538.41	2.6250%	-	21,060.46	-	(75,000.00)	-	(1,414,280.22)
2019	-	2,577,721.82	17,767,260.23	3.4375%	-	-	-	(120,000.00)	-	(1,449,065.04)
2020	-	2,882,674.78	20,649,935.01	3.5000%	-	-	-	(120,000.00)	-	(1,486,348.43)
2021	-	2,952,046.37	23,601,981.38	3.5000%	-	-	-	(120,000.00)	-	(1,523,761.58)
2022	-	3,153,991.53	26,755,972.91	3.5000%	-	-	-	(120,000.00)	-	(1,564,863.31)
2023	-	3,359,975.60	30,115,948.51	3.5000%	-	-	-	(120,000.00)	-	(1,606,164.80)
2024	-	3,570,079.35	33,686,027.86	3.5000%	-	-	-	(120,000.00)	-	(1,651,621.06)
2025	-	3,807,637.15	37,493,665.01	3.5000%	-	-	-	(120,000.00)	-	(1,693,167.08)
2026	-	4,049,946.10	41,543,611.11	3.5000%	-	-	-	(120,000.00)	-	(1,736,957.87)
2027	-	4,297,101.23	45,840,712.34	3.5000%	-	-	-	(120,000.00)	-	(1,791,408.42)
2028	-	4,549,199.46	50,389,911.80	3.5000%	-	-	-	(120,000.00)	-	(1,575,323.71)
2029	-	4,713,331.78	55,103,243.58	3.5000%	-	-	-	(120,000.00)	-	-
2030	-	4,880,746.74	59,983,990.32	3.5000%	-	-	-	(120,000.00)	-	-
2031	-	5,051,510.00	65,035,500.32	3.5000%	-	-	-	(120,000.00)	-	-
2032	-	5,225,688.53	70,261,188.85	3.5000%	-	-	-	(120,000.00)	-	-
2033	-	5,403,350.63	75,664,539.48	3.5000%	-	-	-	(120,000.00)	-	-
2034	-	5,584,565.97	81,249,105.45	3.5000%	-	-	-	(120,000.00)	-	-
2035	-	5,769,405.62	87,018,511.07	3.5000%	-	-	-	(120,000.00)	-	-
2036	-	5,957,942.05	92,976,453.12	3.5000%	-	-	-	(120,000.00)	-	-
2037	-	6,150,249.22	99,126,702.34	3.5000%	-	-	-	(120,000.00)	-	-
2038	-	6,346,402.53	105,473,104.87	3.5000%	-	-	-	(120,000.00)	-	-
	<u>12,875,712.42</u>	<u>92,597,392.45</u>			<u>47,658.93</u>	<u>21,718.84</u>	<u>(495,000.00)</u>	<u>(2,475,000.00)</u>	<u>(10,937,916.57)</u>	<u>(17,492,961.52)</u>

<sup>1</sup> As per the 2010 Project and Finance Plans, the initial Annual Administrative Costs for the TIRZ until Tax Year 2013 (Fiscal Year 2014) was limited to \$15,000.00 per Fiscal Year.

The total Administrative Costs to be paid out of the TIRZ Fund was capped at \$420,000.00 for the life of the TIRZ.

<sup>2</sup> The Amended Development Agreement, Finance Plan and Project Plan approved by the TIRZ board in 2015 removed the Administrative Costs Cap of \$420,000.00 and increased Annual Administrative Costs to \$75,000.00 starting with Tax Year 2014 through Tax Year 2018 (Fiscal Year 2019). Administrative fees will increase to \$120,000 in FY 2020 through the remainder of the TIRZ pending Board and City Council approval.

<sup>3</sup> Per Section 3.3 of the Amended Development Agreement, if there are not sufficient Available TIRZ Fund on hand 60 days prior to each semiannual Debt Service payment date to pay the City's debt incurred and dedicated to BDA's development of Public Improvements within the TIRZ, Brooks Development Authority will be required to make up the shortfall within 30 days upon notice by the City of such shortfall to the extent BDA has available funds. Should BDA have exhausted its resources and a shortfall remains, then BDA agrees in good faith to utilize all funding options available and permitted by law to cure such shortfall.

<sup>4</sup> \$6,736.05 transferred to Debt Service in Fiscal Year 2015 that reduced the required TIRZ Debt Service transfers.

<sup>5</sup> After 2016 refinancing, the principal changed from \$19,050,000 to \$18,280,000; and interest costs changed from \$10,787,236.90 to \$10,157,614.14.

<sup>6</sup> Fiscal Year 2016 total transfers include the February 2016, August 2016, and February 2017 Debt Service due to the timing of TIRZ revenue. Fiscal Year 2017 total transfers include the August 2017 and February 2018 Debt Service due to the timing of TIRZ revenue. Fiscal Year 2018 total transfers include the August 2018 Debt Service only.



**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Reimbursements**

Brooks City-Base  
Amended Finance Plan  
March 2019

Tax Year	Actual	Projected	Actual	Projected	Actual	Projected	Projected	Fiscal Year	Fiscal Year	Fiscal Year
	Series 2018 Bonds - City Reimbursements <sup>7</sup>		Debt Service Reserve <sup>8</sup>		Debt Service - BDA Reimbursements		Other Eligible Reimbursements <sup>9</sup>	Cash Flow Fund Balance	Cumulative Fund Balance	
2004	-	-	-	-	-	-	-	-	-	2005
2005	-	-	-	-	-	-	-	-	-	2006
2006	-	-	-	-	-	-	-	-	-	2007
2007	-	-	-	-	-	-	-	757,298.11	757,298.11	2008
2008	-	-	-	-	-	-	-	342,049.15	1,099,347.26	2009
2009	-	-	-	-	-	-	-	90,123.09	1,189,470.35	2010
2010	-	-	-	-	-	-	-	(451,109.72)	738,360.63	2011
2011	-	-	-	-	-	-	-	(437,283.55)	301,077.08	2012
2012	-	-	-	-	-	-	-	(104,392.00)	196,685.08	2013
2013	-	-	-	-	-	-	-	117,720.14	314,405.22	2014
2014	-	-	-	-	-	-	-	(76,123.52)	238,281.70	2015
2015	-	-	-	-	-	-	-	(223,800.34)	14,481.36	2016
2016	-	-	-	-	-	-	-	468,878.84	483,360.20	2017
2017	-	-	-	(688,810.11)	-	-	-	318,942.85	802,303.05	2018
2018	-	(171,336.25)	-	(280,000.00)	-	-	(1,196,573.03)	(802,303.05)	-	2019
2019	-	(592,925.00)	-	(280,000.00)	-	-	(135,731.78)	-	-	2020
2020	-	(593,525.00)	-	(280,000.00)	-	-	(402,801.35)	-	-	2021
2021	-	(593,450.00)	-	(280,000.00)	-	-	(434,834.79)	-	-	2022
2022	-	(592,700.00)	-	(280,000.00)	-	-	(596,428.22)	-	-	2023
2023	-	(591,275.00)	-	(298,673.31)	-	-	(743,862.49)	-	-	2024
2024	-	(594,175.00)	-	-	-	-	(1,204,283.29)	-	-	2025
2025	-	(591,175.00)	-	-	-	-	(1,403,295.07)	-	-	2026
2026	-	(592,500.00)	-	-	-	-	(1,600,488.23)	-	-	2027
2027	-	(592,925.00)	-	-	-	-	(1,792,767.81)	-	-	2028
2028	-	(592,450.00)	-	1,791,408.42	-	-	(4,052,834.17)	-	-	2029
2029	-	(596,075.00)	-	-	-	-	(3,997,256.78)	-	-	2030
2030	-	(593,575.00)	-	-	-	-	(4,167,171.74)	-	-	2031
2031	-	(595,175.00)	-	-	-	-	(4,336,335.00)	-	-	2032
2032	-	(595,650.00)	-	596,075.00	-	-	(5,106,113.53)	-	-	2033
2033	-	-	-	-	-	-	(5,283,350.63)	-	-	2034
2034	-	-	-	-	-	-	(5,464,565.97)	-	-	2035
2035	-	-	-	-	-	-	(5,649,405.62)	-	-	2036
2036	-	-	-	-	-	-	(5,837,942.05)	-	-	2037
2037	-	-	-	-	-	-	(6,030,249.22)	-	-	2038
2038	-	-	-	-	-	-	(6,226,402.53)	-	-	2039
	-	(8,478,911.25)	-	-	-	-	(65,662,693.30)	-	-	

<sup>7</sup> Estimated Series 2018 Bonds for the Science Research & Office Buildings #167 and #176 in South Hill Corporate Park.

<sup>8</sup> Beginning in Fiscal Year 2018, a portion of the Tax Increment will be reserved for a City Debt Service Reserve. The balance will accumulate over seven (7) years to the maximum annual debt service. This reserve will be released in Fiscal Year 2029 and 2033 respectively, when the corresponding debt is paid off.

<sup>9</sup> Any amount not spent on Eligible Reimbursements will remain in the fund balance.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Participation**

Brooks City-Base  
Amended Finance Plan  
March 2019

Participating Taxing Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	Tax Increment Revenues <sup>1</sup>	TIF Expenses
City of San Antonio	0.558270	85.00%	0.474530	100.00%	105,473,104.87	105,542,482.64
Total	0.558270	85.00%	0.474530	100.00%	105,473,104.87	105,542,482.64

<sup>1</sup> Does not include Interest Earned in TIRZ Fund.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Actual Revenues Collected**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution	Tax Increment Revenues Collected	Remaining/ (Refund)
City of San Antonio	September 30, 2039	105,473,104.87	12,875,712.42	92,597,392.45
Total		105,473,104.87	12,875,712.42	92,597,392.45

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
New Values**

Brooks City-Base  
Amended Finance Plan  
March 2019

Tax Year	Single Family/ Land Sales	Apartments	Condo/ Townhomes	Office	Retail/ Restaurants	Industrial/ Research	Institutional	Mixed Use Other	Fiscal Year
2004									2005
2005									2006
2006					53,174,240.00				2007
2007		10,792,490.00			6,805,340.00	16,061,780.00			2008
2008		4,544,670.00			872,270.00				2009
2009					363,450.00				2010
2010					7,375,770.00				2011
2011					12,140.00				2012
2012		5,534,560.00			13,902,600.00				2013
2013		15,586,100.00			1,841,200.00	175,890.00			2014
2014		1,500,000.00			9,495,190.00				2015
2015		30,731,650.00		458,930.00	1,902,250.00	65,984,690.00			2016
2016		6,895,740.00			1,508,160.00	466,260.00		1,295,540.00	2017
2017				13,750,000.00	699,000.00	19,493,082.00			2018
2018	983,199.00				9,000,000.00			3,750,000.00	2019
2019	1,966,397.00					44,100,000.00			2020
2020	23,135,199.00			9,375,000.00	12,500,000.00			8,750,000.00	2021
2021	1,790,316.00								2022
2022					5,000,000.00	10,000,000.00		15,000,000.00	2023
2023					5,000,000.00	10,000,000.00		15,000,000.00	2024
2024					5,000,000.00	10,000,000.00		15,000,000.00	2025
2025					5,000,000.00	10,000,000.00		20,000,000.00	2026
2026					5,000,000.00	10,000,000.00		20,000,000.00	2027
2027					5,000,000.00	10,000,000.00		20,000,000.00	2028
2028					5,000,000.00	10,000,000.00		20,000,000.00	2029
2029				2,500,000.00	2,500,000.00			10,000,000.00	2030
2030				2,500,000.00	2,500,000.00			10,000,000.00	2031
2031				2,500,000.00	2,500,000.00			10,000,000.00	2032
2032				2,500,000.00	2,500,000.00			10,000,000.00	2033
2033				2,500,000.00	2,500,000.00			10,000,000.00	2034
2034						5,000,000.00		10,000,000.00	2035
2035						5,000,000.00		10,000,000.00	2036
2036						5,000,000.00		10,000,000.00	2037
2037						5,000,000.00		10,000,000.00	2038
2038						5,000,000.00		10,000,000.00	2039
	27,875,111.00	75,585,210.00	-	36,083,930.00	166,951,610.00	241,281,702.00	-	238,795,540.00	

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
New Values**

Brooks City-Base  
Amended Finance Plan  
March 2019

Tax Year	School <sup>1</sup>	Hospital	Medical Offices	Hotel	Church <sup>1</sup>	Total	Fiscal Year
2004						-	2005
2005						-	2006
2006						53,174,240.00	2007
2007						33,659,610.00	2008
2008	3,941,710.00					9,358,650.00	2009
2009	61,210.00			5,000.00		429,660.00	2010
2010	1,306,550.00				620,050.00	9,302,370.00	2011
2011	1,153,800.00	24,280,390.00				25,446,330.00	2012
2012		58,743,730.00				78,180,890.00	2013
2013			1,382,920.00		20,400.00	19,006,510.00	2014
2014	8,136,450.00		1,811,040.00			20,942,680.00	2015
2015			2,875,090.00	5,002,790.00		106,955,400.00	2016
2016				8,759,820.00		18,925,520.00	2017
2017						33,942,082.00	2018
2018						13,733,199.00	2019
2019						46,066,397.00	2020
2020						53,760,199.00	2021
2021						1,790,316.00	2022
2022						30,000,000.00	2023
2023						30,000,000.00	2024
2024						30,000,000.00	2025
2025						35,000,000.00	2026
2026						35,000,000.00	2027
2027						35,000,000.00	2028
2028						35,000,000.00	2029
2029						15,000,000.00	2030
2030						15,000,000.00	2031
2031						15,000,000.00	2032
2032						15,000,000.00	2033
2033						15,000,000.00	2034
2034						15,000,000.00	2035
2035						15,000,000.00	2036
2036						15,000,000.00	2037
2037						15,000,000.00	2038
2038						15,000,000.00	2039
	14,599,720.00	83,024,120.00	6,069,050.00	13,767,610.00	640,450.00	904,674,053.00	

<sup>1</sup> The school and church properties are tax-exempt.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Principal and Interest Requirements  
Series 2008, Series 2010, Series 2012, & Series 2016<sup>1,2</sup>**

Brooks City-Base  
March 2019

Date	Principal	Interest	Semi-annual Debt Service	Annual Debt Service
02/01/05	-	-	-	-
08/01/05	-	-	-	-
02/01/06	-	-	-	-
08/01/06	-	-	-	-
02/01/07	-	-	-	-
08/01/07	-	-	-	-
02/01/08	-	-	-	-
08/01/08	-	-	-	-
02/01/09	-	-	-	-
08/01/09	-	267,639.61	267,639.61	267,639.61
02/01/10	-	200,729.71	200,729.71	-
08/01/10	-	200,729.71	200,729.71	401,459.41
02/01/11	-	379,970.95	379,970.95	-
08/01/11	330,000.00	363,676.30	693,676.30	1,073,647.25
02/01/12	-	357,610.60	357,610.60	-
08/01/12	420,000.00	357,610.60	777,610.60	1,135,221.20
02/01/13	-	388,015.81	388,015.81	-
08/01/13	460,000.00	395,026.69	855,026.69	1,243,042.50
02/01/14	-	386,663.98	386,663.98	-
08/01/14	495,000.00	386,663.98	881,663.98	1,268,327.96
02/01/15	-	377,363.05	377,363.05	-
08/01/15	605,000.00	377,363.05	982,363.05	1,359,726.10
02/01/16	-	365,878.31	365,878.31	-
08/01/16	665,000.00	365,878.31	1,030,878.31	1,396,756.62
02/01/17	8,000.00	302,992.32	310,992.32	-
08/01/17	730,000.00	325,870.65	1,055,870.65	1,366,862.98
02/01/18	20,000.00	311,134.49	331,134.49	-
08/01/18	790,000.00	310,834.49	1,100,834.49	1,431,968.98
02/01/19	394,000.00	294,810.11	688,810.11	-
08/01/19	440,000.00	285,470.11	725,470.11	1,414,280.22
02/01/20	450,000.00	277,382.52	727,382.52	-
08/01/20	455,000.00	266,682.52	721,682.52	1,449,065.04
02/01/21	507,000.00	258,319.21	765,319.21	-
08/01/21	475,000.00	246,029.21	721,029.21	1,486,348.43
02/01/22	573,000.00	237,298.29	810,298.29	-
08/01/22	490,000.00	223,463.29	713,463.29	1,523,761.58
02/01/23	642,000.00	214,456.66	856,456.66	-
08/01/23	510,000.00	198,406.66	708,406.66	1,564,863.31
02/01/24	716,000.00	189,032.40	905,032.40	-
08/01/24	530,000.00	171,132.40	701,132.40	1,606,164.80
02/01/25	798,000.00	161,390.53	959,390.53	-
08/01/25	550,000.00	142,230.53	692,230.53	1,651,621.06
02/01/26	880,000.00	132,121.04	1,012,121.04	-
08/01/26	570,000.00	111,046.04	681,046.04	1,693,167.08
02/01/27	969,000.00	100,568.93	1,069,568.93	-
08/01/27	590,000.00	77,388.93	667,388.93	1,736,957.87
02/01/28	1,074,000.00	66,544.21	1,140,544.21	-
08/01/28	610,000.00	40,864.21	650,864.21	1,791,408.42
02/01/29	899,000.00	29,651.87	928,651.87	-
08/01/29	635,000.00	11,671.87	646,671.87	1,575,323.73
	18,280,000.00	10,157,614.14	28,437,614.14	28,437,614.14

<sup>1</sup> \$6,736.05 transferred to Debt Service in Fiscal Year 2015 that reduced the required TIRZ Debt Service transfers.

<sup>2</sup> After 2016 refinancing, the principal changed from \$19,050,000 to \$18,280,000, and interest costs changed from \$10,787,236.90 to \$10,157,614.14.

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Principal and Interest Requirements  
Certificates of Obligation, Series 2008  
After Series 2016 Refunding**

Brooks City-Base  
March 2019

Date	Principal	Interest	Semi-annual Debt Service	Annual Debt Service
2/1/2009	-	-	-	-
8/1/2009	-	267,639.61	267,639.61	267,639.61
2/1/2010	-	200,729.71	200,729.71	-
8/1/2010	-	200,729.71	200,729.71	401,459.41
2/1/2011	-	200,729.71	200,729.71	-
8/1/2011	-	200,729.71	200,729.71	401,459.41
2/1/2012	-	200,729.71	200,729.71	-
8/1/2012	75,000.00	200,729.71	275,729.71	476,459.41
2/1/2013	-	199,417.21	199,417.21	-
8/1/2013	105,000.00	199,417.21	304,417.21	503,834.41
2/1/2014	-	197,579.71	197,579.71	-
8/1/2014	125,000.00	197,579.71	322,579.71	520,159.41
2/1/2015	-	195,079.71	195,079.71	-
8/1/2015	225,000.00	195,079.71	420,079.71	615,159.41
2/1/2016	-	190,579.71	190,579.71	-
8/1/2016	270,000.00	190,579.71	460,579.71	651,159.41
2/1/2017	-	15,412.50	15,412.50	-
8/1/2017	320,000.00	15,412.50	335,412.50	350,825.00
2/1/2018	-	8,212.50	8,212.50	-
8/1/2018	365,000.00	8,212.50	373,212.50	381,425.00
2/1/2019	-	-	-	-
8/1/2019	-	-	-	-
2/1/2020	-	-	-	-
8/1/2020	-	-	-	-
2/1/2021	-	-	-	-
8/1/2021	-	-	-	-
2/1/2022	-	-	-	-
8/1/2022	-	-	-	-
2/1/2023	-	-	-	-
8/1/2023	-	-	-	-
2/1/2024	-	-	-	-
8/1/2024	-	-	-	-
2/1/2025	-	-	-	-
8/1/2025	-	-	-	-
2/1/2026	-	-	-	-
8/1/2026	-	-	-	-
2/1/2027	-	-	-	-
8/1/2027	-	-	-	-
2/1/2028	-	-	-	-
8/1/2028	-	-	-	-
	1,485,000.00	3,084,580.48	4,569,580.48	4,569,580.48

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Principal and Interest Requirements  
Certificates of Obligation, Series 2010**

Brooks City-Base  
March 2019

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
02/01/09					
08/01/09					
02/01/10					
08/01/10					
02/01/11			179,241.25	179,241.25	
08/01/11	330,000.00	3.676%	162,946.59	492,946.59	672,187.84
02/01/12			156,880.90	156,880.90	
08/01/12	345,000.00	3.676%	156,880.90	501,880.90	658,761.79
02/01/13			150,539.49	150,539.49	
08/01/13	355,000.00	3.676%	150,539.49	505,539.49	656,078.98
02/01/14			144,014.27	144,014.27	
08/01/14	370,000.00	3.676%	144,014.27	514,014.27	658,028.55
02/01/15			137,213.34	137,213.34	
08/01/15	380,000.00	3.676%	137,213.34	517,213.34	654,426.69
02/01/16			130,228.61	130,228.61	
08/01/16	395,000.00	3.676%	130,228.61	525,228.61	655,457.21
02/01/17			122,968.15	122,968.15	
08/01/17	410,000.00	3.676%	122,968.15	532,968.15	655,936.31
02/01/18			115,431.99	115,431.99	
08/01/18	425,000.00	3.676%	115,431.99	540,431.99	655,863.98
02/01/19			107,620.11	107,620.11	
08/01/19	440,000.00	3.676%	107,620.11	547,620.11	655,240.22
02/01/20			99,532.52	99,532.52	
08/01/20	455,000.00	3.676%	99,532.52	554,532.52	654,065.04
02/01/21			91,169.21	91,169.21	
08/01/21	475,000.00	3.676%	91,169.21	566,169.21	657,338.43
02/01/22			82,438.29	82,438.29	
08/01/22	490,000.00	3.676%	82,438.29	572,438.29	654,876.58
02/01/23			73,431.66	73,431.66	
08/01/23	510,000.00	3.676%	73,431.66	583,431.66	656,863.31
02/01/24			64,057.40	64,057.40	
08/01/24	530,000.00	3.676%	64,057.40	594,057.40	658,114.80
02/01/25			54,315.53	54,315.53	
08/01/25	550,000.00	3.676%	54,315.53	604,315.53	658,631.06
02/01/26			44,206.04	44,206.04	
08/01/26	570,000.00	3.676%	44,206.04	614,206.04	658,412.08
02/01/27			33,728.93	33,728.93	
08/01/27	590,000.00	3.676%	33,728.93	623,728.93	657,457.87
02/01/28			22,884.21	22,884.21	
08/01/28	610,000.00	3.676%	22,884.21	632,884.21	655,768.42
02/01/29			11,671.87	11,671.87	
08/01/29	635,000.00	3.676%	11,671.87	646,671.87	658,343.73
	<u>8,865,000.00</u>		<u>3,626,852.88</u>	<u>12,491,852.88</u>	<u>12,491,852.88</u>

**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Principal and Interest Requirements  
Certificates of Obligation, Series 2012**

Brooks City-Base  
March 2019

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
02/01/09					
08/01/09					
02/01/10					
08/01/10					
02/01/11					
08/01/11					
02/01/12					
08/01/12					
02/01/13			38,059.11	38,059.11	
08/01/13			45,070.00	45,070.00	83,129.11
02/01/14		2.00%	45,070.00	45,070.00	
08/01/14			45,070.00	45,070.00	90,140.00
02/01/15		1.00%	45,070.00	45,070.00	
08/01/15			45,070.00	45,070.00	90,140.00
02/01/16		4.00%	45,070.00	45,070.00	
08/01/16			45,070.00	45,070.00	90,140.00
02/01/17	8,000.00	2.00%	45,070.00	53,070.00	
08/01/17			44,990.00	44,990.00	98,060.00
02/01/18	20,000.00	3.00%	44,990.00	64,990.00	
08/01/18			44,690.00	44,690.00	109,680.00
02/01/19	34,000.00	2.00%	44,690.00	78,690.00	
08/01/19			44,350.00	44,350.00	123,040.00
02/01/20	55,000.00	3.00%	44,350.00	99,350.00	
08/01/20			43,525.00	43,525.00	142,875.00
02/01/21	77,000.00	4.00%	43,525.00	120,525.00	
08/01/21			41,985.00	41,985.00	162,510.00
02/01/22	98,000.00	4.00%	41,985.00	139,985.00	
08/01/22			40,025.00	40,025.00	180,010.00
02/01/23	117,000.00	5.00%	40,025.00	157,025.00	
08/01/23			37,100.00	37,100.00	194,125.00
02/01/24	136,000.00	5.00%	37,100.00	173,100.00	
08/01/24			33,700.00	33,700.00	206,800.00
02/01/25	158,000.00	4.00%	33,700.00	191,700.00	
08/01/25			30,540.00	30,540.00	222,240.00
02/01/26	185,000.00	4.00%	30,540.00	215,540.00	
08/01/26			26,840.00	26,840.00	242,380.00
02/01/27	209,000.00	4.00%	26,840.00	235,840.00	
08/01/27			22,660.00	22,660.00	258,500.00
02/01/28	234,000.00	4.00%	22,660.00	256,660.00	
08/01/28			17,980.00	17,980.00	274,640.00
02/01/29	899,000.00	4.00%	17,980.00	916,980.00	
08/01/29					916,980.00
	2,230,000.00		1,255,389.11	3,485,389.11	3,485,389.11



**Brooks City-Base  
Tax Increment Reinvestment Zone #16  
Principal and Interest Requirements  
General Improvement and Refunding Bonds, Series 2016**

Brooks City-Base  
March 2019

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
2/1/2009					
8/1/2009					
2/1/2010					
8/1/2010					
2/1/2011					
8/1/2011					
2/1/2012					
8/1/2012					
2/1/2013					
8/1/2013					
2/1/2014					
8/1/2014					
2/1/2015					
8/1/2015					
2/1/2016					
8/1/2016					
2/1/2017		3.000%	119,541.67	119,541.67	
8/1/2017			142,500.00	142,500.00	262,041.67
2/1/2018		5.000%	142,500.00	142,500.00	
8/1/2018			142,500.00	142,500.00	285,000.00
2/1/2019	360,000.00	5.000%	142,500.00	502,500.00	
8/1/2019			133,500.00	133,500.00	636,000.00
2/1/2020	395,000.00	5.000%	133,500.00	528,500.00	
8/1/2020			123,625.00	123,625.00	652,125.00
2/1/2021	430,000.00	5.000%	123,625.00	553,625.00	
8/1/2021			112,875.00	112,875.00	666,500.00
2/1/2022	475,000.00	5.000%	112,875.00	587,875.00	
8/1/2022			101,000.00	101,000.00	688,875.00
2/1/2023	525,000.00	5.000%	101,000.00	626,000.00	
8/1/2023			87,875.00	87,875.00	713,875.00
2/1/2024	580,000.00	5.000%	87,875.00	667,875.00	
8/1/2024			73,375.00	73,375.00	741,250.00
2/1/2025	640,000.00	5.000%	73,375.00	713,375.00	
8/1/2025			57,375.00	57,375.00	770,750.00
2/1/2026	695,000.00	5.000%	57,375.00	752,375.00	
8/1/2026			40,000.00	40,000.00	792,375.00
2/1/2027	760,000.00	5.000%	40,000.00	800,000.00	
8/1/2027			21,000.00	21,000.00	821,000.00
2/1/2028	840,000.00	5.000%	21,000.00	861,000.00	
8/1/2028					861,000.00
2/1/2029					
8/1/2029					
	5,700,000.00		2,190,791.67	7,890,791.67	7,890,791.67

**Brooks City Base TIRZ  
Tax Increment Reinvestment Zone #16  
Principal and Interest Requirements  
Estimated Series 2018 Bonds**

Date	Principal	Rate	Yield	Interest	Debt Service	Fiscal Year Debt Service
8/1/2018						
2/1/2019				34,873.75	34,873.75	
8/1/2019	-	4.500%	4.500%	136,462.50	136,462.50	171,336.25
2/1/2020				136,462.50	136,462.50	
8/1/2020	320,000	4.500%	4.500%	136,462.50	456,462.50	592,925.00
2/1/2021				129,262.50	129,262.50	
8/1/2021	335,000	4.500%	4.500%	129,262.50	464,262.50	593,525.00
2/1/2022				121,725.00	121,725.00	
8/1/2022	350,000	4.500%	4.500%	121,725.00	471,725.00	593,450.00
2/1/2023				113,850.00	113,850.00	
8/1/2023	365,000	4.500%	4.500%	113,850.00	478,850.00	592,700.00
2/1/2024				105,637.50	105,637.50	
8/1/2024	380,000	4.500%	4.500%	105,637.50	485,637.50	591,275.00
2/1/2025				97,087.50	97,087.50	
8/1/2025	400,000	4.500%	4.500%	97,087.50	497,087.50	594,175.00
2/1/2026				88,087.50	88,087.50	
8/1/2026	415,000	4.500%	4.500%	88,087.50	503,087.50	591,175.00
2/1/2027				78,750.00	78,750.00	
8/1/2027	435,000	4.500%	4.500%	78,750.00	513,750.00	592,500.00
2/1/2028				68,962.50	68,962.50	
8/1/2028	455,000	4.500%	4.500%	68,962.50	523,962.50	592,925.00
2/1/2029				58,725.00	58,725.00	
8/1/2029	475,000	4.500%	4.500%	58,725.00	533,725.00	592,450.00
2/1/2030				48,037.50	48,037.50	
8/1/2030	500,000	4.500%	4.500%	48,037.50	548,037.50	596,075.00
2/1/2031				36,787.50	36,787.50	
8/1/2031	520,000	4.500%	4.500%	36,787.50	556,787.50	593,575.00
2/1/2032				25,087.50	25,087.50	
8/1/2032	545,000	4.500%	4.500%	25,087.50	570,875.00	595,175.00
2/1/2033				12,825.00	12,825.00	
8/1/2033	570,000	4.500%	4.500%	12,825.00	582,825.00	595,650.00
				<hr/> <hr/>		
6,065,000.00				2,413,911.25	8,478,911.25	8,478,911.25
				<hr/> <hr/>		

Sale Date 12/15/2018  
Dated Date 12/15/2018  
Delivery Date 12/15/2018