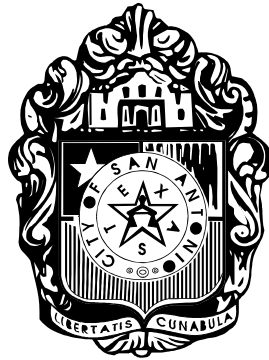


CITY OF SAN ANTONIO, TEXAS



MidTown Tax Increment Reinvestment Zone Number Thirty-one Finance Plan

Participation Level of City (100%)

Approved: December 11, 2008

Amended: December 13, 2012

Amended: September 9, 2016

MidTown Tax Increment Reinvestment Zone #31 Finance Plan

Introduction

The City of San Antonio's MidTown Tax Increment Reinvestment Zone Thirty-One ("TIRZ" or "Zone") was designated on December 11, 2008 through City Council Ordinance 2008-12-11-1134.

On December 13, 2012, City Council authorized the merger of the River North Tax Increment Reinvestment Zone Twenty-Seven (River North TIRZ) into the MidTown TIRZ. This action was completed by dissolving the River North TIRZ and amending the boundaries of the MidTown TIRZ to include all parcels previously captured by the River North TIRZ.

In addition, City Council also amended the MidTown TIRZ designation Ordinance to extend the term of the TIRZ by three additional years to September 30, 2031; and increased the participation rate of the City from 90% to 100%. Additionally, the MidTown Project and Finance Plans were amended to incorporate previous actions by the River North TIRZ Board and to assume the obligations of that TIRZ.

Chapter 380 Economic Development Grant (CH380) Agreement(s) and Center City Housing Incentive Policy (CCHIP) Agreement(s)

The City has entered into twelve (12) CH380 Agreement and eleven (11) CCHIP Agreements for the benefit of the TIRZ, which will be paid exclusively from the City's tax increment applicable to the TIRZ.

Eligible Expenses

This TIRZ can reimburse eligible expenses in accordance with the Tax Increment Financing Act, which are outlined in the Project Plan. The MidTown TIRZ revenues may be allocated to projects as directed by the MidTown TIRZ Board of Directors.

Finance Plan

The tax year 2008 appraisal value of the MidTown TIRZ was \$220,027,666. Captured taxable values have been taxed to produce revenues to pay for the capital costs of the eligible expenses, commencing in tax year 2009 (fiscal year 2010). Captured taxable values were \$19,807,452 in tax year 2009 and are projected to reach \$1,214,538,678 in tax year 2030.

The City of San Antonio is the only participating taxing entity, and the City's current participation is at 100% of the tax rate \$0.558270 in tax year 2015. Annual revenues were \$100,243.90 in tax year 2009 and are projected to grow to \$6,644,796.98 in tax year 2030. A 3.25% growth factor after build out is assumed.

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment:

- (i) To pay interest and principal should the City issue any debt instrument such as bonds, notes, certificates of obligation or other public debt to cover Project Costs directly or indirectly related to any non-City Public Infrastructure improvements within the Zone;
- (ii) To pay all ongoing Administrative Costs to the City for administering the TIF Fund and/or the Zone;
- (iii) To reimburse the City for costs of the repair, replacement, or re-construction of Public Infrastructure and associated costs;
- (iv) To reimburse the City under any reclaim of funds pursuant to an applicable development agreement;
- (v) To reimburse Developers for Public Improvements, as provided in the applicable Agreements and in the Project Plan to the extent that funds in the TIF Fund are available for this purpose.

For specific requirements for any project within the TIRZ refer to the legal documents applicable to the project in concern. No reimbursements will be paid from the TIF Fund to any party of a Development Agreement for its financial or legal services in any dispute arising under that Development Agreement.

| TABLE – MidTown TIRZ Maximum Contributions | | |
|--|------------------------------|--------------------------------|
| Participating Taxing Entities | Maximum Dollar Contribution* | Maximum Length of Contribution |
| City of San Antonio | N/A | September 30, 2031 |
| Total Contribution to TIRZ Fund | N/A | |

* MidTown TIRZ is a City Initiated TIRZ and has no Maximum Dollar Contribution.

Limited Obligation of the City or Participating Taxing Entities

The City shall have a limited obligation to impose and collect taxes, and deposit such tax receipts into the MidTown TIRZ fund so long as the project is viable and capital costs incurred by the City and/or a developer (if any) have not been fully paid. The MidTown TIRZ collections for this project shall not extend beyond September 30, 2031.

Any costs incurred by a Developer (if any) are not and shall never in any event become general obligations or debt of the City. The public improvement infrastructure costs incurred by a developer shall be paid solely from the MidTown 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, any political corporation, subdivision, or agency of the State.

**MidTown
Tax Increment Reinvestment Zone #31
Summary Fact Sheet**

| | <u>Amended Finance Plan - 2012</u> | | <u>Amended Finance Plan - 2016</u> | |
|---|------------------------------------|-------------------|------------------------------------|-------------------|
| Site Area | 750.00 | Acres | 542.41 | Parcel Acres |
| Beginning Assessed Value (Tax Year 2008) | \$ 240,748,586 | | \$ 220,027,666 | |
| <u>Projects</u> | <u>Year</u> | <u>Category</u> | <u>Year</u> | <u>Category</u> |
| Witte Museum/Brackenridge Parking Facility ¹ | 2009 | Parking | 2009 | Parking |
| 1221 Broadway | | | 2011 | Rental Apartments |
| | | | | Retail/Restaurant |
| | | | | Office Space |
| | | | | Parking |
| ButterKrust Redevelopment | 2012 | Office Space | 2012 | Office Space |
| Pearl Parkway - North and South | 2012 | Rental Apartments | 2012 | Rental Apartments |
| | | Retail/Restaurant | | Retail/Restaurant |
| | | Office space | | Office space |
| Rio Perla - Can Plant | 2012 | Rental Apartments | 2013 | Rental Apartments |
| Mosaic | 2012 | Rental Apartments | 2013 | Rental Apartments |
| | | Retail/Restaurant | | Retail/Restaurant |
| 1800 Broadway | 2013 | Rental Apartments | 2013 | Rental Apartments |
| Phipps Law Offices | 2013 | Office Space | 2013 | Office Space |
| Embarcadero (Paradigm Hotel) | 2013 | Hotel | 2013 | Hotel |
| 203 E. Jones | 2014 | Office Space | 2014 | Office Space |
| Casa Blanca Lofts | | | 2014 | Condos |
| River North Multi-Family | 2014 | Rental Apartments | 2015 | Rental Apartments |
| Brackenridge Hill | | | 2015 | Rental Apartments |
| South of Josephine (302 Josephine) | | | 2015 | Rental Apartments |
| | | | | Office Space |
| East Quincy Townhomes | | | 2015 | Townhomes |
| Cellars at Pearl | | | 2016 | Rental Apartments |
| | | | | Retail/Restaurant |
| Maverick Dog Park | | | 2016 | Park |
| 135/281 - Broadway Underpass Project | | | 2016 | Greenbelt |
| | | | | Parking |
| Parklid at the Pearl | | | 2016 | Rental House |
| Townhomes at the Witte | | | 2016 | Single Family |
| Brackenridge Gardens (840 E. Mulberry) | | | 2017 | Rental House |
| 120 Ninth Street | | | 2017 | Rental House |
| | | | | Parking |
| SOJO Crossing (818 E. Myrtle) | | | 2017 | Single Family |
| Alamo Manhattan | | | 2017 | Rental House |
| | | | | Retail/Restaurant |
| Westfort Villas (151 Cunningham) | | | 2017 | Single Family |
| <u>Assumptions</u> | | | | |
| Captured Value | \$ 760,497,875 | | \$ 1,214,538,678 | |
| Assessed Value Growth Factor ² | 2.00% | | 3.25% | |
| Participation Level ³ | 100.00% | | 100.00% | |
| Collection Rate | 97.50% | | 98.00% | |
| Estimated Total Tax Increment Revenues | \$ 62,283,448 | | \$ 77,205,768 | |
| Estimated TIF Life (Years) ³ | 22.80 | | 22.80 | |
| | (12/11/2008~09/30/2031) | | (12/11/2008~09/30/2031) | |

¹ The Witte Museum/Brackenridge Parking Facility is located outside the boundaries of the TIRZ, therefore it does not affect new value.

² Approved fiscal year (hereafter, "FY") 2012 Amended Final Project Plan assumed a 2% growth factor. This FY 2016 Update Finance Plan adapted a 3.25% growth factor.

³ Ordinance No. 2012-12-13-1021 increased the participation level from 90% to 100% and extended TIRZ term date to September 30, 2031.

MidTown
Tax Increment Reinvestment Zone #31
Sources and Uses

Sources of Funds

| | | |
|---|----|---------------|
| Tax Increment Revenues | \$ | 77,205,768.07 |
| Interest Earned in TIF Fund | | 15,746.79 |
| Transfer from River North Fund | | 8,142.58 |
| Less : Transfer Out to River North TIRZ | | (379.21) |

Total Sources of Funds \$ 77,229,278.23

Uses of Funds

Finished/Closed/Paid-off Projects:

| | | |
|--|----|------------|
| San Antonio River Authority Reimbursement | \$ | 309,104.11 |
| Master Plan | | 40,000.00 |
| Broadway Traffic Study - Centro San Antonio ¹ | | 13,100.00 |

Ongoing/Not Paid-off Projects:

| | | |
|---|--|---------------|
| CH380 / 1221 Broadway ² | | 968,845.50 |
| CH380 / Can Plant Apartments ³ | | 1,996,635.00 |
| CH380 / ButterKrust Bakery ³ | | 1,511,060.00 |
| CH380 / Mosaic ³ | | 1,357,656.00 |
| CH380 / 1800 Broadway ³ | | 2,045,778.00 |
| CH380 / Pearl Parkway – North & South ³ | | 2,918,450.00 |
| CH380 / Phipps Law Firm ³ | | 520,548.00 |
| CH380 / River North Multi-Family ³ | | 2,429,515.00 |
| CH380 / Embarcadero (Paradigm Hotel) ³ | | 997,743.00 |
| CH380 / 203 E. Jones ³ | | 407,736.56 |
| CH380 / Brack Hill ³ | | 2,211,645.00 |
| CCHIP / Casa Blanca Lofts ³ | | 234,970.00 |
| CCHIP / South of Josephine @ 302 Josephine ⁴ | | 167,893.00 |
| CCHIP / East Quincy Townhomes ⁴ | | 640,390.00 |
| CCHIP / Cellars at Pearl ⁴ | | 3,285,170.00 |
| CCHIP / Parklid at the Pearl ⁴ | | 114,238.00 |
| CCHIP / Townhomes at the Witte ⁴ | | 139,488.00 |
| CCHIP / Brackenridge Gardens @ 840 E. Mulberry ⁴ | | 537,339.00 |
| CCHIP / 120 Ninth Street ⁴ | | 3,152,177.00 |
| CCHIP / SOJO Crossing @ 818 E. Myrtle ⁴ | | 812,429.00 |
| CCHIP / Alamo Manhattan @ 111 W Jones ^{4,5} | | 3,267,065.00 |
| CCHIP / Westfort Villas @ 151 Cunningham ^{4,5} | | 263,178.00 |
| CH380 / Maverick Dog Park | | 50,000.00 |
| IH35/281 Project | | 250,000.00 |
| Available for other eligible expenses | | 42,071,513.97 |

Total Project Expenses \$ 72,713,667.13
Less: Amount Owed on Agreements After TIRZ Termination ⁵ (235,349.58)
Total Project Expenses \$ 72,478,317.55

Total Startup & Admin Fees \$ 2,228,029.31

Total Amendment Fees \$ 50,000.00

Total Debt Service (Witte Museum/Brackenridge Parking) ⁶ \$ 2,473,608.91
Less: Additional Transfer to Debt Service ⁷ \$ (677.54)

Total Ending TIF Fund Balance \$ 0.00

¹ Ordinance 2016-06-02-0407 authorized the execution of a Reimbursement Agreement with Centro for the project for an amount not to exceed \$18,000.00. Centro San Antonio submitted an invoice of \$13,100 for the complete cost.
² The 1221 Broadway project was included to MidTown TIRZ in FY 13 by the Ordinance #2012-12-13-1020. The agreement stated an annual payment of \$193,769.10 from FY 2012 to FY 2021. FY 2012 to FY 2015 payments were paid by the City's General Fund, and FY 2016 payment was paid by the City's Economic Development Fund.
³ A maximum cumulative payment was stated in each agreement.
⁴ An approximate, but not limited to, cumulative payment was stated in each agreement.
⁵ A term date beyond the TIRZ expiration date in each following agreement.
CCHIP / Alamo Manhattan @ 111 W Jones \$ 217,804.38
CCHIP / Westfort Villas @ 151 Cunningham \$ 17,545.20
⁶ After FY 2016 Refunding, Witte Museum/Brackenridge Parking debt service changed from \$2,697,075.67 to \$2,473,608.91.
⁷ \$677.54 was transferred to debt service in FY 2015 that reduced the required debt service transfers from the MidTown TIRZ fund.

MidTown
Tax Increment Reinvestment Zone #31
Revenues

| Tax Year | Tax Increment Zone | | | | | City of San Antonio ¹ | | | | | | | Total Tax Increments | Fiscal Year |
|--------------------------------------|--------------------------|----------------|-------------------------------------|------------------|-------------------------|----------------------------------|------------------------|---------------------------------------|------------------------|-----------------------|-----------------------|--------------------------|----------------------|-------------|
| | Beginning Assessed Value | New Value | Amended ² Assessed Value | Appraisal Growth | Year-End Assessed Value | Tax Exemptions | Year-End Taxable Value | Total ² Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increments | Projected Tax Increments | | |
| | | | | | | | | | | | | | | |
| 2008 | 220,027,666.00 | - | - | - | 220,027,666.00 | (43,130,333.00) | 176,897,333.00 | 176,897,333.00 | - | 0.510426 | - | - | - | 2009 |
| 2009 | 220,027,666.00 | 21,536,352.00 | 52,366,117.00 | (915,589.00) | 293,014,546.00 | (44,067,984.00) | 248,946,562.00 | 229,139,110.00 | 19,807,452.00 | 0.509121 | 100,243.90 | - | 100,243.90 | 2010 |
| 2010 | 293,014,546.00 | 39,865,770.00 | - | (1,651,221.00) | 331,229,095.00 | (42,632,578.00) | 288,596,517.00 | 229,139,110.00 | 59,457,407.00 | 0.509121 | 301,390.51 | - | 301,390.51 | 2011 |
| 2011 | 331,229,095.00 | 17,180,610.00 | 21,226,300.00 | (3,795,599.00) | 365,840,406.00 | (61,285,752.00) | 304,554,654.00 | 229,644,490.00 | 74,910,164.00 | 0.509121 | 378,902.62 | - | 378,902.62 | 2012 |
| 2012 | 365,840,406.00 | 28,838,500.00 | 386,676,699.00 | (32,252,298.00) | 749,103,307.00 | (150,957,816.00) | 598,145,491.00 | 532,928,251.00 | 65,217,240.00 | 0.509121 | 400,990.64 | - | 400,990.64 | 2013 |
| 2013 | 749,103,307.00 | 89,145,478.00 | - | (80,726,470.00) | 757,522,315.00 | (147,542,840.00) | 609,979,475.00 | 533,261,462.00 | 76,718,013.00 | 0.565690 | 286,869.62 | - | 286,869.62 | 2014 |
| 2014 | 757,522,315.00 | 43,618,780.00 | - | 150,771,297.00 | 951,912,392.00 | (157,194,969.00) | 794,717,423.00 | 533,261,462.00 | 261,455,961.00 | 0.565690 | 1,378,549.46 | - | 1,378,549.46 | 2015 |
| 2015 | 951,912,392.00 | 75,523,012.00 | - | 168,430,847.00 | 1,195,866,251.00 | (154,909,664.00) | 1,040,956,587.00 | 533,261,462.00 | 507,695,125.00 | 0.558270 | 2,810,330.99 | - | 2,810,330.99 | 2016 |
| 2016 | 1,195,866,251.00 | 4,170,000.00 | - | 38,865,653.00 | 1,238,901,904.00 | (204,171,034.00) | 1,034,730,870.00 | 533,261,462.00 | 501,469,408.00 | 0.558270 | - | 2,743,562.20 | 2,743,562.20 | 2017 |
| 2017 | 1,238,901,904.00 | 101,632,899.00 | - | 40,264,312.00 | 1,380,799,115.00 | (227,555,694.00) | 1,153,243,421.00 | 533,261,462.00 | 619,981,959.00 | 0.558270 | - | 3,391,949.82 | 3,391,949.82 | 2018 |
| 2018 | 1,380,799,115.00 | - | - | 44,875,971.00 | 1,425,675,086.00 | (234,951,254.00) | 1,190,723,832.00 | 533,261,462.00 | 657,462,370.00 | 0.558270 | - | 3,597,006.87 | 3,597,006.87 | 2019 |
| 2019 | 1,425,675,086.00 | - | - | 46,334,440.00 | 1,472,009,526.00 | (242,587,170.00) | 1,229,422,356.00 | 533,261,462.00 | 696,160,894.00 | 0.558270 | - | 3,808,728.27 | 3,808,728.27 | 2020 |
| 2020 | 1,472,009,526.00 | - | - | 47,840,310.00 | 1,519,849,836.00 | (250,471,253.00) | 1,269,378,583.00 | 533,261,462.00 | 736,117,121.00 | 0.558270 | - | 4,027,330.63 | 4,027,330.63 | 2021 |
| 2021 | 1,519,849,836.00 | - | - | 49,395,120.00 | 1,569,244,956.00 | (258,611,569.00) | 1,310,633,387.00 | 533,261,462.00 | 777,371,925.00 | 0.558270 | - | 4,253,037.56 | 4,253,037.56 | 2022 |
| 2022 | 1,569,244,956.00 | - | - | 51,000,461.00 | 1,620,245,417.00 | (267,016,445.00) | 1,353,228,972.00 | 533,261,462.00 | 819,967,510.00 | 0.558270 | - | 4,486,079.97 | 4,486,079.97 | 2023 |
| 2023 | 1,620,245,417.00 | - | - | 52,657,976.00 | 1,672,903,393.00 | (275,694,479.00) | 1,397,208,914.00 | 533,261,462.00 | 863,947,452.00 | 0.558270 | - | 4,726,696.25 | 4,726,696.25 | 2024 |
| 2024 | 1,672,903,393.00 | - | - | 54,369,360.00 | 1,727,272,753.00 | (284,654,550.00) | 1,442,618,203.00 | 533,261,462.00 | 909,356,741.00 | 0.558270 | - | 4,975,132.56 | 4,975,132.56 | 2025 |
| 2025 | 1,727,272,753.00 | - | - | 56,136,364.00 | 1,783,409,117.00 | (293,905,822.00) | 1,489,503,295.00 | 533,261,462.00 | 956,241,833.00 | 0.558270 | - | 5,231,643.06 | 5,231,643.06 | 2026 |
| 2026 | 1,783,409,117.00 | - | - | 57,960,796.00 | 1,841,369,913.00 | (303,457,762.00) | 1,537,912,151.00 | 533,261,462.00 | 1,004,650,689.00 | 0.558270 | - | 5,496,490.13 | 5,496,490.13 | 2027 |
| 2027 | 1,841,369,913.00 | - | - | 59,844,522.00 | 1,901,214,435.00 | (313,320,139.00) | 1,587,894,296.00 | 533,261,462.00 | 1,054,632,834.00 | 0.558270 | - | 5,769,944.75 | 5,769,944.75 | 2028 |
| 2028 | 1,901,214,435.00 | - | - | 61,789,469.00 | 1,963,003,904.00 | (323,503,043.00) | 1,639,500,861.00 | 533,261,462.00 | 1,106,239,399.00 | 0.558270 | - | 6,052,286.64 | 6,052,286.64 | 2029 |
| 2029 | 1,963,003,904.00 | - | - | 63,797,627.00 | 2,026,801,531.00 | (334,016,892.00) | 1,692,784,639.00 | 533,261,462.00 | 1,159,523,177.00 | 0.558270 | - | 6,343,804.64 | 6,343,804.64 | 2030 |
| 2030 | 2,026,801,531.00 | - | - | 65,871,050.00 | 2,092,672,581.00 | (344,872,441.00) | 1,747,800,140.00 | 533,261,462.00 | 1,214,538,678.00 | 0.558270 | - | 6,644,796.98 | 6,644,796.98 | 2031 |
| | \$ 421,511,401.00 | | | | | | | | | | 5,657,277.74 | 71,548,490.33 | \$ 77,205,768.07 | |
| <u>Existing Value Growth Factors</u> | | | | | | | | | | | | | | |
| Base Model Growth Factor | | | | | 3.25% | Participation Level ³ | | | | | | | 100.00% | |
| Growth Factor Above Base | | | | | 0.00% | Tax Rate Growth Factor | | | | | | | 0.00% | |
| Combined Growth Rate | | | | | 3.25% | Tax Rate Collection Factor | | | | | | | 98.00% | |

¹ Ordinance No. 2012-12-13-1021 extended the term of the MidTown TIRZ to September 30, 2031 and increased the City's maximum participation rate to 100% of the tax increment to align with that of the former River North TIRZ.

² "Amended Assessed Value" added and "Base Taxable Value" changed due to Boundaries amendments and the inclusion of River North parcels.

³ Participation level for MidTown for FY 2009 – FY 2012 was at 90% of the total Tax Rate. Ordinance No. 2012-12-13-1021 increased the participation level from 90% to 100%.

MidTown
Tax Increment Reinvestment Zone #31
Reimbursements

| Tax | Actual | Projected | Cumulative | | Actual | Projected | Transfer In/(Out) | Actual | Projected | Actual | Projected | | Actual | Projected |
|--------|-----------------|------------------|----------------|---------------|-----------------|-----------|-------------------|-----------------------------------|-------------------|-----------------------|-------------------|--------------------------|--------------------------|------------------|
| Year | Tax Increments | | Tax Increments | TIF Fund | Interest Earned | | from River North | Witte Museum/Brackenridge Parking | | Administrative | | MidTown | SARA | Amendment |
| Ending | Revenues | | Revenues | Interest Rate | in TIF Fund | | TIRZ ¹ | Debt Service ² | | Expenses ³ | | Master Plan ⁴ | Master Plan ⁴ | Fee ⁵ |
| 2008 | \$ - | \$ - | \$ - | 1.4135% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2009 | 100,243.90 | - | 100,243.90 | 0.3922% | 45.20 | - | - | - | - | - | - | - | - | - |
| 2010 | 301,390.51 | - | 401,634.41 | 0.2696% | 690.58 | - | - | - | - | - | - | - | - | - |
| 2011 | 378,902.62 | - | 780,537.03 | 0.2086% | 1,785.73 | - | - | - | - | - | - | - | - | - |
| 2012 | 400,990.64 | - | 1,181,527.67 | 0.1838% | 3,603.95 | - | 8,142.58 | - | - | (208,039.31) | - | - | - | - |
| 2013 | 286,869.62 | - | 1,468,397.29 | 0.1558% | 2,922.05 | - | (379.21) | (337,129.96) | - | (49,990.00) | - | (40,000.00) | (206,666.66) | (50,000.00) |
| 2014 | 1,378,549.46 | - | 2,846,946.75 | 0.1532% | 1,565.71 | - | - | (168,564.98) | - | (50,000.00) | - | - | (102,437.45) | - |
| 2015 | 2,810,330.99 | - | 5,657,277.74 | 0.4571% | 4,155.84 | 977.73 | - | (168,564.98) | (417,083.95) | (120,000.00) | - | - | - | - |
| 2016 | - | 2,743,562.20 | 8,400,839.94 | 0.6875% | - | - | - | - | (125,537.50) | - | (120,000.00) | - | - | - |
| 2017 | - | 3,391,949.82 | 11,792,789.76 | 1.6250% | - | - | - | - | (197,050.00) | - | (120,000.00) | - | - | - |
| 2018 | - | 3,597,006.87 | 15,389,796.63 | 2.6250% | - | - | - | - | (111,750.00) | - | (120,000.00) | - | - | - |
| 2019 | - | 3,808,728.27 | 19,198,524.90 | 3.4375% | - | - | - | - | (118,250.00) | - | (120,000.00) | - | - | - |
| 2020 | - | 4,027,330.63 | 23,225,855.53 | 3.5000% | - | - | - | - | (119,250.00) | - | (120,000.00) | - | - | - |
| 2021 | - | 4,253,037.56 | 27,478,893.09 | 3.5000% | - | - | - | - | (120,000.00) | - | (120,000.00) | - | - | - |
| 2022 | - | 4,486,079.97 | 31,964,973.06 | 3.5000% | - | - | - | - | (115,500.00) | - | (120,000.00) | - | - | - |
| 2023 | - | 4,726,696.25 | 36,691,669.31 | 3.5000% | - | - | - | - | (116,000.00) | - | (120,000.00) | - | - | - |
| 2024 | - | 4,975,132.56 | 41,666,801.87 | 3.5000% | - | - | - | - | (116,250.00) | - | (120,000.00) | - | - | - |
| 2025 | - | 5,231,643.06 | 46,898,444.93 | 3.5000% | - | - | - | - | (121,250.00) | - | (120,000.00) | - | - | - |
| 2026 | - | 5,496,490.13 | 52,394,935.06 | 3.5000% | - | - | - | - | (120,750.00) | - | (120,000.00) | - | - | - |
| 2027 | - | 5,769,944.75 | 58,164,879.81 | 3.5000% | - | - | - | - | - | - | (120,000.00) | - | - | - |
| 2028 | - | 6,052,286.64 | 64,217,166.45 | 3.5000% | - | - | - | - | - | - | (120,000.00) | - | - | - |
| 2029 | - | 6,343,804.64 | 70,560,971.09 | 3.5000% | - | - | - | - | - | - | (120,000.00) | - | - | - |
| 2030 | - | 6,644,796.98 | 77,205,768.07 | 3.5000% | - | - | - | - | - | - | (120,000.00) | - | - | - |
| | \$ 5,657,277.74 | \$ 71,548,490.33 | | | \$ 14,769.06 | \$ 977.73 | \$ 7,763.37 | \$ (674,259.92) | \$ (1,798,671.45) | \$ (428,029.31) | \$ (1,800,000.00) | \$ (40,000.00) | \$ (309,104.11) | \$ (50,000.00) |

¹ Ordinance No. 2012-12-13-1018 terminated the River North TIRZ.

² Ordinance No. 2008-08-07-0656 authorized an amendment to the Funding Agreement with the San Antonio Museum Association, d/b/a The Witte Museum for the construction of a Brackenridge Park parking facility. After FY 2016 Refunding, Witte Museum/Brackenridge Parking debt service changed from \$2,697,075.67 to \$2,473,608.91.

FY 2014 and FY 2015 debt service transfers were based on an average annual amount of \$168,564.98 which was stated in the Amended Finance Plan dated December 13, 2012.

FY 2016 total transfers include catch-up for the prior years and the February 2017 debt service due to the timing of TIF revenue, the same method will be applied to the following years.

FY 2017 to FY 2028 projected debt service transfers are based on FY 2016 refinancing debt service payments schedule.

\$677.54 was transferred to debt service in FY 2015 that reduced the required debt service transfers from the MidTown TIRZ fund.

³ Startup Costs were \$75,000; and Admin Fees for FY2010 thru FY2015 were based on Amended Finance Plan dated December 13, 2012.

On 4/7/2016, the Council approved to increase Admin Fees for FY16 thru FY31 to \$120,000.

⁴ Ordinance 2010-05-13-0429 authorized an amount up to \$310,000 for development of the Master Plan facilitated by SARA, and an amount up to \$40,000 to the City.

⁵ Amendment Fees for FY 2014. The transfer of these fees are in accordance with provisions in the 2008 Tax Increment Financing Program Policy and implementation Manual.

MidTown
Tax Increment Reinvestment Zone #31
Reimbursements

| Tax | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected |
|--------|----------------------------|-----------------|-----------------------------------|-------------------|---------------------------------|-------------------|---------------------|-------------------|-----------------------------|-------------------|---|-------------------|-------------------------------|-----------------|
| Year | 1221 Broadway ⁶ | | Can Plant Apartments ⁷ | | Butterkrust Bakery ⁸ | | Mosaic ⁹ | | 1800 Broadway ¹⁰ | | Pearl Parkway North & South ¹¹ | | Phipps Law Firm ¹² | |
| Ending | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected |
| 2008 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2009 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2010 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2011 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2012 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2013 | - | - | - | - | (30,126.78) | - | (48,644.47) | - | (97,598.92) | - | - | - | - | - |
| 2014 | - | - | (133,109.05) | - | (41,414.60) | - | (91,442.20) | - | (222,466.70) | - | (114,177.50) | - | - | - |
| 2015 | - | - | - | (133,109.05) | (62,660.34) | - | (119,732.01) | - | - | (132,747.11) | (133,643.46) | - | - | (32,534.25) |
| 2016 | - | (193,769.10) | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2017 | - | (193,769.10) | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2018 | - | (193,769.10) | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2019 | - | (193,769.10) | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2020 | - | (193,769.10) | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2021 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2022 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2023 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2024 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2025 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2026 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.11) | - | (205,433.00) | - | (32,534.25) |
| 2027 | - | - | - | (133,109.05) | - | (114,738.19) | - | (91,486.44) | - | (132,747.06) | - | (205,433.00) | - | (32,534.25) |
| 2028 | - | - | - | (133,108.30) | - | - | - | - | - | - | - | (205,433.04) | - | (32,534.25) |
| 2029 | - | - | - | - | - | - | - | - | - | - | - | - | - | (32,534.25) |
| 2030 | - | - | - | - | - | - | - | - | - | - | - | - | - | (32,534.25) |
| | \$ - | \$ (968,845.50) | \$ (133,109.05) | \$ (1,863,525.95) | \$ (134,201.72) | \$ (1,376,858.28) | \$ (259,818.68) | \$ (1,097,837.32) | \$ (320,065.62) | \$ (1,725,712.38) | \$ (247,820.96) | \$ (2,670,629.04) | \$ - | \$ (520,548.00) |

⁶ Ordinance No. 2010-06-24-0630 approved the negotiation and execution of a Development Agreement with Broadway Lofts, L.P.

The agreement stated an annual payment of \$193,769.10 from FY 2012 to FY 2021. FY 2012 to FY 2015 payments were paid by the City's General Fund, and FY 2016 payment was paid by the City's Economic Development Fund.

⁷ Ordinance No. 2010-09-02-0761 authorized the execution of a Chapter 380 Economic Development Grant Agreement with Rio Perla Properties, L.P.

On 2011-05-27, Rio Perla Properties, L.P. assigned all its duties, liabilities, obligations, payments and benefits in, to and under the Chapter 308 Agreement to BSA Can Plant, LLC.

⁸ Ordinance No. 2010-12-09-1030 approved an Economic Development Grant Agreement with R.L.Worth and Associates for the Redevelopment of the ButterKrust Bakery.

⁹ Ordinance No. 2011-04-07-0268 approved an Economic Development Grant Agreement with Broadway Developments for the Mosaic.

¹⁰ Ordinance No. 2011-04-07-0269 approved an Economic Development Grant Agreement with Regent Companies for the 1800 Broadway project.

¹¹ Ordinance No. 2011-04-07-0271 authorized the negotiation and execution of an Economic Development Grant Agreement with Rio Perla Properties, L.P. for the Pearl Parkway North & South project.

¹² Ordinance No. 2012-05-17-0361 approved an Economic Development Program Grant with Emit L.L.C. for the Phipps Law Firm project.

MidTown
Tax Increment Reinvestment Zone #31
Reimbursements

| Tax | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected |
|--------|--|-------------------|------------------------------|-----------------|-----------------------------------|-----------------|--------------------------|-------------------|---------------------------------|-----------------|-------------------------------|-----------------|-------------------------------------|-----------------|
| Year | Embarcadero | | | | | | South of Josephine | | | | | | | |
| Ending | River North Multi-Family ¹³ | | Paradigm Hotel ¹⁴ | | 203 E. Jones Avenue ¹⁵ | | Brack Hill ¹⁶ | | Casa Blanca Lofts ¹⁷ | | @ 302 Josephine ¹⁸ | | East Quincy Townhomes ¹⁹ | |
| 2008 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2009 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2010 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2011 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2012 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2013 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | (8,840.89) | - | - | - | (9,076.60) | - | - | - | - | - |
| 2015 | (124,240.41) | - | (105,010.68) | - | (20,025.59) | - | (219,653.74) | - | (23,201.24) | - | (4,234.66) | - | - | (49,260.77) |
| 2016 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2017 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2018 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2019 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2020 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2021 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2022 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2023 | - | (164,662.47) | - | (111,591.54) | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2024 | - | (164,662.47) | - | - | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2025 | - | (164,662.47) | - | - | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2026 | - | (164,662.47) | - | - | - | (25,258.01) | - | (142,285.09) | - | (16,891.01) | - | (13,638.20) | - | (49,260.77) |
| 2027 | - | (164,662.47) | - | - | - | (25,258.01) | - | (142,285.09) | - | (16,891.05) | - | (13,638.14) | - | (49,260.76) |
| 2028 | - | (164,662.47) | - | - | - | (25,258.01) | - | (142,285.09) | - | - | - | - | - | - |
| 2029 | - | (164,662.48) | - | - | - | (25,258.01) | - | (142,285.09) | - | - | - | - | - | - |
| 2030 | - | - | - | - | - | (25,257.94) | - | - | - | - | - | - | - | - |
| | \$ (124,240.41) | \$ (2,305,274.59) | \$ (105,010.68) | \$ (892,732.32) | \$ (28,866.48) | \$ (378,870.08) | \$ (219,653.74) | \$ (1,991,991.26) | \$ (32,277.84) | \$ (202,692.16) | \$ (4,234.66) | \$ (163,658.34) | \$ - | \$ (640,390.00) |

¹³ Ordinance No. 2012-05-17-0359 approved an Economic Development Program Grant with A.A. Seeligson Jr. for the River Multi-Family project.
¹⁴ Ordinance No. 2012-05-17-0360 authorized an Economic Development Program Grant Agreement with Paradigm Hotel SA River Walk LP for the Embarcadero Hotel project.
¹⁵ Ordinance No. 2012-06-14-0438 authorized an Economic Development Program Grant Agreement with 1101 Broadway LP for the 203 E. Ave. Jones project.
¹⁶ Ordinance No. 2012-06-14-0440; approved an Economic Development Program Grant Agreement with Embrey Partners, Ltd. for the Residences at Brackenridge Hill project.
¹⁷ Center City Housing Incentive Policy Agreement for Casa Blanca.
¹⁸ Center City Housing Incentive Policy Agreement for South of Josephine.
¹⁹ Center City Housing Incentive Policy Agreement for East Quincy Townhomes.

MidTown
Tax Increment Reinvestment Zone #31
Reimbursements

| Tax | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Projected |
|--------|--------------------------------|-------------------|--------------------------------|-----------------|--------------------------------------|-----------------|--------------------------------|-----------------|--------------------------------|-------------------|-------------------------------|-----------------|-----------------------------|-------------------|
| Year | Parklid at the Pearl | | | | Brackenridge Gardens | | | | SOJO Crossing | | | | Alamo Manhattan | |
| Ending | Cellars at Pearl ²⁰ | | @ 803 E Park Ave ²¹ | | Townhomes at the Witte ²² | | @ 840 E Mulberry ²³ | | 120 Ninth Street ²⁴ | | @ 818 E. Myrtle ²⁵ | | @ 111 W Jones ²⁶ | |
| 2008 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2009 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2010 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2011 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2012 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2013 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | (219,011.33) | - | - | - | - | - | - | - | - | - | - | - | - |
| 2016 | - | (219,011.33) | - | (7,615.87) | - | (15,498.67) | - | - | - | - | - | - | - | - |
| 2017 | - | (219,011.33) | - | (7,615.87) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2018 | - | (219,011.33) | - | (7,615.86) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2019 | - | (219,011.33) | - | (7,615.87) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2020 | - | (219,011.33) | - | (7,615.87) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2021 | - | (219,011.33) | - | (7,615.86) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2022 | - | (219,011.33) | - | (7,615.87) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2023 | - | (219,011.33) | - | (7,615.87) | - | (15,498.67) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2024 | - | (219,011.33) | - | (7,615.86) | - | (15,498.64) | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2025 | - | (219,011.33) | - | (7,615.87) | - | - | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2026 | - | (219,011.33) | - | (7,615.87) | - | - | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2027 | - | (219,011.33) | - | (7,615.86) | - | - | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2028 | - | (219,011.33) | - | (7,615.87) | - | - | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2029 | - | (219,011.38) | - | (7,615.87) | - | - | - | (38,381.36) | - | (225,155.50) | - | (58,030.64) | - | (217,804.33) |
| 2030 | - | - | - | (7,615.86) | - | - | - | (38,381.32) | - | (225,155.50) | - | (58,030.68) | - | (217,804.33) |
| | \$ - | \$ (3,285,170.00) | \$ - | \$ (114,238.00) | \$ - | \$ (139,488.00) | \$ - | \$ (537,339.00) | \$ - | \$ (3,152,177.00) | \$ - | \$ (812,429.00) | \$ - | \$ (3,049,260.62) |

²⁰ Center City Housing Incentive Policy Agreement for The Cellars at Pearl.

²¹ Center City Housing Incentive Policy Agreement for The Parklid City Homes.

²² Center City Housing Incentive Policy Agreement for the Townhomes at the Witte at 123 Carnahan and 137 Catalpa.

²³ Center City Housing Incentive Policy Agreement for the Brackenridge Gardens at 840 E. Mulberry Street.

²⁴ Center City Housing Incentive Policy Agreement for 120 Ninth Street.

²⁵ Center City Housing Incentive Policy Agreement for SOJO Crossing at 818 E. Myrtle.

²⁶ Center City Housing Incentive Policy Agreement for Alamo Manhattan.

MidTown
Tax Increment Reinvestment Zone #31
Reimbursements

| Tax | Actual | Projected | Actual | Projected | Actual | Projected | Actual | Actual | Projected | Fiscal Year | Fiscal | |
|--------|------------------------------------|-----------------|---------------------------------|----------------|--------------------------------|-----------------|---------------------|--------|---|--------------|--------------|--------|
| Year | Westfort Villas | | | | Broadway Traffic | | | | | Cash Flow | Fiscal Year | Year |
| Ending | @ 151 Cunningham Ave ²⁷ | | Maverick Dog Park ²⁸ | | IH35/281 Project ²⁹ | | Study ³⁰ | | Available for other eligible expenses ³¹ | Balance | Fund Balance | Ending |
| 2008 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 2009 |
| 2009 | - | - | - | - | - | - | - | - | - | 100,289.10 | 100,289.10 | 2010 |
| 2010 | - | - | - | - | - | - | - | - | - | 302,081.09 | 402,370.19 | 2011 |
| 2011 | - | - | - | - | - | - | - | - | - | 380,688.35 | 783,058.54 | 2012 |
| 2012 | - | - | - | - | - | - | - | - | - | 204,697.86 | 987,756.40 | 2013 |
| 2013 | - | - | - | - | - | - | - | - | - | (570,744.33) | 417,012.07 | 2014 |
| 2014 | - | - | - | - | - | - | - | - | - | 438,585.20 | 855,597.27 | 2015 |
| 2015 | - | - | - | (50,000.00) | - | (250,000.00) | (13,100.00) | - | (1,273,248.26) | (855,597.27) | - | 2016 |
| 2016 | - | - | - | - | - | - | - | - | (828,494.60) | - | - | 2017 |
| 2017 | - | (17,545.20) | - | - | - | - | - | - | (848,452.69) | - | - | 2018 |
| 2018 | - | (17,545.20) | - | - | - | - | - | - | (1,138,809.75) | - | - | 2019 |
| 2019 | - | (17,545.20) | - | - | - | - | - | - | (1,344,031.14) | - | - | 2020 |
| 2020 | - | (17,545.20) | - | - | - | - | - | - | (1,561,633.50) | - | - | 2021 |
| 2021 | - | (17,545.20) | - | - | - | - | - | - | (1,980,359.54) | - | - | 2022 |
| 2022 | - | (17,545.20) | - | - | - | - | - | - | (2,217,901.94) | - | - | 2023 |
| 2023 | - | (17,545.20) | - | - | - | - | - | - | (2,458,018.22) | - | - | 2024 |
| 2024 | - | (17,545.20) | - | - | - | - | - | - | (2,817,796.11) | - | - | 2025 |
| 2025 | - | (17,545.20) | - | - | - | - | - | - | (3,084,805.24) | - | - | 2026 |
| 2026 | - | (17,545.20) | - | - | - | - | - | - | (3,350,152.31) | - | - | 2027 |
| 2027 | - | (17,545.20) | - | - | - | - | - | - | (3,744,357.02) | - | - | 2028 |
| 2028 | - | (17,545.20) | - | - | - | - | - | - | (4,445,461.25) | - | - | 2029 |
| 2029 | - | (17,545.20) | - | - | - | - | - | - | (5,075,520.53) | - | - | 2030 |
| 2030 | - | (17,545.20) | - | - | - | - | - | - | (5,902,471.90) | - | - | 2031 |
| | \$ - | \$ (245,632.80) | \$ - | \$ (50,000.00) | \$ - | \$ (250,000.00) | \$ (13,100.00) | \$ - | \$ (42,071,513.97) | \$ (0.00) | | |

²⁷ Center City Housing Incentive Policy Agreement for Westfort Villas at 151 Cunningham Ave.

²⁸ Ordinance 2016-01-28-0017 authorized a development agreement and granting up to \$50,000.00 to the Maverick Dog Park Project.

²⁹ 2015-11-17 Board Meeting Resolution authorized a commitment of up to \$250,000.00 to the I35/281 - Broadway Underpass Project.

³⁰ Ordinance 2016-06-02-0407 authorized the execution of a Reimbursement Agreement with Centro for the project for an amount not to exceed \$18,000.00. Centro San Antonio submitted an invoice of \$13,100 for the complete cost.

³¹ Any amount not spent on Eligible Expenses will remain in fund balance.

**MidTown
Tax Increment Reinvestment Zone #31
Participation**

| Entity | Tax Rate | Level of Participation | % of Project | Tax Increments Revenues ^{1,2} | TIF Expenses |
|----------------------------------|----------|------------------------|--------------|--|------------------|
| City of San Antonio ³ | 0.558270 | 100.00% | 100.00% | \$ 77,205,768.07 | \$ 77,229,278.23 |
| Total | 0.558270 | | 100.00% | \$ 77,205,768.07 | \$ 77,229,278.23 |

¹ Tax Increments Revenues exclude Interest Earned in TIF Fund and Transfer from the River North Fund.

² Ordinance No. 2012-12-13-1021 extended the term of the MidTown TIRZ to September 30, 2031 and increased the City's maximum participation rate to 100% of the tax increment to align with that of the former River North TIRZ.

**MidTown
Tax Increment Reinvestment Zone #31
Collections**

| Taxing Entity | Maximum Length of Contribution | Maximum Dollar Contribution ¹ | Tax Increments Revenues Collected ² | Remaining/ (Refund) |
|---------------------|--------------------------------|--|--|---------------------|
| City of San Antonio | September 30, 2031 | N/A | \$ 5,657,277.74 | N/A |
| Total | | \$ - | \$ 5,657,277.74 | \$ - |

¹ MidTown TIRZ is a City Initiated TIRZ and has no Maximum Dollar Contribution.

² Tax Increments Revenues exclude Interest Earned in TIF Fund and Transfer from the River North Fund.

MidTown
Tax Increment Reinvestment Zone #31
New Values

| Tax Year | 1221 Broadway Broadway Lofts | Can Plant | ButterKrust Bakery | Mosaic | 1800 Broadway | Pearl Parkway North & South | Hotel Emma | Phipps Law Office | River North Multi-Family | Embarcadero Hotel | Camden Medical Center | 203 E Jones | Brack Hill |
|----------|---------------------------------|---------------|-----------------------|---------------|---------------|--------------------------------|---------------|----------------------|-----------------------------|----------------------|--------------------------|--------------|---------------|
| 2009 | | | | | | | | | | | | | |
| 2010 | | \$ 36,860 | | \$ 256,700 | | \$ 8,586,480 | | | | | | | |
| 2011 | | | | | | \$ 5,072,650 | | | | | | | |
| 2012 | \$ 7,795,410 | \$ 4,448,110 | \$ 4,880,610 | | | \$ 1,417,770 | | | | | \$ 2,637,670 | | |
| 2013 | \$ 10,386,448 | \$ 35,130,640 | \$ 1,822,490 | \$ 8,747,450 | \$ 26,866,830 | \$ 97,300 | | | | \$ 3,331,290 | \$ 637,770 | \$ 1,135,800 | |
| 2014 | | | | \$ 7,566,620 | \$ 5,362,400 | | \$ 2,301,940 | \$ 3,465,010 | \$ 5,388,140 | | | | \$ 11,691,910 |
| 2015 | | | \$ 3,847,740 | | | \$ 1,884,632 | \$ 17,190,460 | \$ 3,237,160 | \$ 17,454,630 | | \$ 28,220 | \$ 132,850 | \$ 23,938,310 |
| 2016 | | | | | | | | | | | | | |
| 2017 | | | | | | | | | | | | | |
| 2018 | | | | | | | | | | | | | |
| 2019 | | | | | | | | | | | | | |
| 2020 | | | | | | | | | | | | | |
| 2021 | | | | | | | | | | | | | |
| 2022 | | | | | | | | | | | | | |
| 2023 | | | | | | | | | | | | | |
| 2024 | | | | | | | | | | | | | |
| 2025 | | | | | | | | | | | | | |
| 2026 | | | | | | | | | | | | | |
| 2027 | | | | | | | | | | | | | |
| 2028 | | | | | | | | | | | | | |
| 2029 | | | | | | | | | | | | | |
| 2030 | | | | | | | | | | | | | |
| 2031 | | | | | | | | | | | | | |
| | \$ 18,181,858 | \$ 39,615,610 | \$ 10,550,840 | \$ 16,570,770 | \$ 32,229,230 | \$ 17,058,832 | \$ 17,190,460 | \$ 5,539,100 | \$ 20,919,640 | \$ 8,719,430 | \$ 3,303,660 | \$ 1,268,650 | \$ 35,630,220 |

¹ Tax year 2009 ~ tax year 2015 actual new value obtained from the Bexar Appraisal District.
¹ Projected new values are based on the committed investment in each CH380/CCHIP agreement.

MidTown
Tax Increment Reinvestment Zone #31
New Values

| Tax Year | Casa Blanca Apartments | South of Josephine | East Quincy Townhomes | Cellars at Pearl | Brackenridge Gardens ¹ | Parklid City Homes ¹ | Townhomes at the Witte ¹ | 120 Ninth Street ¹ | SOJO Crossing ¹ | Alamo Manhattan ¹ | Westfort Villas ¹ | The Broadway Condominiums | Total | Fiscal Year |
|----------|------------------------|--------------------|-----------------------|------------------|-----------------------------------|---------------------------------|-------------------------------------|-------------------------------|----------------------------|------------------------------|------------------------------|---------------------------|----------------|-------------|
| 2009 | | | | | | | | | | | | \$ 21,536,352 | \$ 21,536,352 | 2010 |
| 2010 | | | | | | | | | | | | \$ 30,985,730 | \$ 39,865,770 | 2011 |
| 2011 | | | | \$ 425,330 | | | | | | | | \$ 11,682,630 | \$ 17,180,610 | 2012 |
| 2012 | | | | \$ 7,658,930 | | | | | | | | | \$ 28,838,500 | 2013 |
| 2013 | \$ 170,100 | | | \$ 819,360 | | | | | | | | | \$ 89,145,478 | 2014 |
| 2014 | \$ 1,441,740 | \$ 287,860 | | \$ 6,113,160 | | | | | | | | | \$ 43,618,780 | 2015 |
| 2015 | \$ 4,068,410 | \$ 221,350 | \$ 3,519,250 | | | | | | | | | | \$ 75,523,012 | 2016 |
| 2016 | | | | | | \$ 1,470,000 | \$ 2,700,000 | | | | | | \$ 4,170,000 | 2017 |
| 2017 | | | | | \$ 6,968,185 | | | \$ 39,613,000 | \$ 10,020,000 | \$ 39,731,714 | \$ 5,300,000 | | \$ 101,632,899 | 2018 |
| 2018 | | | | | | | | | | | | | \$ - | 2019 |
| 2019 | | | | | | | | | | | | | \$ - | 2020 |
| 2020 | | | | | | | | | | | | | \$ - | 2021 |
| 2021 | | | | | | | | | | | | | \$ - | 2022 |
| 2022 | | | | | | | | | | | | | \$ - | 2023 |
| 2023 | | | | | | | | | | | | | \$ - | 2024 |
| 2024 | | | | | | | | | | | | | \$ - | 2025 |
| 2025 | | | | | | | | | | | | | \$ - | 2026 |
| 2026 | | | | | | | | | | | | | \$ - | 2027 |
| 2027 | | | | | | | | | | | | | \$ - | 2028 |
| 2028 | | | | | | | | | | | | | \$ - | 2029 |
| 2029 | | | | | | | | | | | | | \$ - | 2030 |
| 2030 | | | | | | | | | | | | | \$ - | 2031 |
| 2031 | | | | | | | | | | | | | \$ - | 2032 |
| <hr/> | | | | | | | | | | | | | | |
| | \$ 5,680,250 | \$ 509,210 | \$ 3,519,250 | \$ 15,016,780 | \$ 6,968,185 | \$ 1,470,000 | \$ 2,700,000 | \$ 39,613,000 | \$ 10,020,000 | \$ 39,731,714 | \$ 5,300,000 | \$ 64,204,712 | \$ 421,511,401 | |

CITY OF SAN ANTONIO, TEXAS
Series 2008 & Series 2016 ¹
Principal and Interest Requirements
Allocation to Witte Museum/Brackenridge Parking

| Date | Principal | Interest | Semiannual Debt Service | TIRZ Fiscal Year DS Transfer ² |
|----------|--------------|------------|----------------------------|---|
| 8/1/2009 | 55,000.00 | 53,923.15 | 108,923.15 | 148,265.52 |
| 2/1/2010 | | 39,342.37 | 39,342.37 | |
| 8/1/2010 | 60,000.00 | 39,342.37 | 99,342.37 | 137,484.73 |
| 2/1/2011 | | 38,142.37 | 38,142.37 | |
| 8/1/2011 | 60,000.00 | 38,142.37 | 98,142.37 | 135,101.01 |
| 2/1/2012 | | 36,958.64 | 36,958.64 | |
| 8/1/2012 | 65,000.00 | 36,958.64 | 101,958.64 | 137,779.79 |
| 2/1/2013 | | 35,821.14 | 35,821.14 | |
| 8/1/2013 | 65,000.00 | 35,821.14 | 100,821.14 | 135,504.79 |
| 2/1/2014 | | 34,683.64 | 34,683.64 | |
| 8/1/2014 | 65,000.00 | 34,683.64 | 99,683.64 | 133,067.29 |
| 2/1/2015 | | 33,383.64 | 33,383.64 | |
| 8/1/2015 | 70,000.00 | 33,383.64 | 103,383.64 | 135,367.29 |
| 2/1/2016 | | 31,983.64 | 31,983.64 | |
| 8/1/2016 | 75,000.00 | 31,983.64 | 106,983.64 | 129,451.00 |
| 2/1/2017 | | 22,467.36 | 22,467.36 | |
| 8/1/2017 | 75,000.00 | 26,112.50 | 101,112.50 | 125,537.50 |
| 2/1/2018 | | 24,425.00 | 24,425.00 | |
| 8/1/2018 | 80,000.00 | 24,425.00 | 104,425.00 | 197,050.00 |
| 2/1/2019 | 70,000.00 | 22,625.00 | 92,625.00 | |
| 8/1/2019 | | 20,875.00 | 20,875.00 | 111,750.00 |
| 2/1/2020 | 70,000.00 | 20,875.00 | 90,875.00 | |
| 8/1/2020 | | 19,125.00 | 19,125.00 | 118,250.00 |
| 2/1/2021 | 80,000.00 | 19,125.00 | 99,125.00 | |
| 8/1/2021 | | 17,125.00 | 17,125.00 | 119,250.00 |
| 2/1/2022 | 85,000.00 | 17,125.00 | 102,125.00 | |
| 8/1/2022 | | 15,000.00 | 15,000.00 | 120,000.00 |
| 2/1/2023 | 90,000.00 | 15,000.00 | 105,000.00 | |
| 8/1/2023 | | 12,750.00 | 12,750.00 | 115,500.00 |
| 2/1/2024 | 90,000.00 | 12,750.00 | 102,750.00 | |
| 8/1/2024 | | 10,500.00 | 10,500.00 | 116,000.00 |
| 2/1/2025 | 95,000.00 | 10,500.00 | 105,500.00 | |
| 8/1/2025 | | 8,125.00 | 8,125.00 | 116,250.00 |
| 2/1/2026 | 100,000.00 | 8,125.00 | 108,125.00 | |
| 8/1/2026 | | 5,625.00 | 5,625.00 | 121,250.00 |
| 2/1/2027 | 110,000.00 | 5,625.00 | 115,625.00 | |
| 8/1/2027 | | 2,875.00 | 2,875.00 | 120,750.00 |
| 2/1/2028 | 115,000.00 | 2,875.00 | 117,875.00 | |
| 8/1/2028 | | - | - | - |
| | 1,575,000.00 | 898,608.91 | 2,473,608.91 | 2,473,608.91 |

¹ After FY 2016 Refunding, Witte Museum/Brackenridge Parking debt service changed from \$2,697,075.67 to \$2,473,608.91.

² Due to the timing of TIF revenue, the debt service transfer needs to cover the debt service for the following February.