CITY OF SAN ANTONIO, TEXAS

Tarasco Gardens
Tax Increment Reinvestment Zone
Number Thirty-Five

Participation Levels:
City (100%)
Bexar County (100% of Operation & Maintenance portion of tax rate)
San Antonio River Authority (100%)

Finance Plan

Preliminary: December 13, 2018

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Preliminary Finance Plan

Introduction

The Tarasco Gardens Tax Increment Reinvestment Zone (TIRZ) Number 35 is located in the southwest quadrant of the City of San Antonio. The property is bounded to the south by Cable Dr., to the north by Zabra Dr., to the east by Tarasco St., and to the west by Tomar Dr. The development is located in the Northside Independent School District and encompasses 11.295 acres. The Developer is Alamo Area Mutual Housing Association Inc. (AAMHA), DBA Alamo Community Group (ACG), a non-profit organization in San Antonio.

The total Public Improvement Infrastructure capital costs are estimated at $2,025,815.00. The Tarasco Development has two funding sources, Ordinance 2017-11-09-0895 authorized the allocation of funding up to $600,000.00 from Home Investment Partnership Program ("HOME") and up to $1,425,815.00 of eligible expenses will be reimbursed by the TIRZ. The Tax Year 2018 Beginning Assessed Value is estimated at $419,210.00 and the projected Tax Year 2043 Year End Assessed Value is $10,614,499.00 net of exemptions.

The project plans to construct 36 one-story single-family homes with average sales price ranging from $168,969 to $174,038; 24 two-story single family homes with average sales price ranging from $181,633 to $185,266. Construction will begin in Fiscal Year 2019 and will be completed by the end of Fiscal Year 2023. The life of the Tax Increment Reinvestment Zone ("TIRZ") is projected to be 25.80 years with the TIRZ being in existence through Fiscal Year 2044.

Public Infrastructure

The Public Infrastructure Improvements and related capital costs include streets and approaches, sidewalks, drainage, water off-site, sewer off-site, CPS Energy & street lights, sewer on-site, water on-site, Storm Water Pollution Prevention ("SWPP"), engineering/platting fees, project management, project contingency, geotechnical & phase one environmental assessment, and formation expense. The capital costs are estimated at $2,025,815.00 with HOME funding up to $600,000.00 and up to $1,425,815.00 reimbursed by the TIRZ

Finance Plan

The Tax Year 2018 Beginning Assessed Value of the TIRZ is estimated at $419,210.00. Projected Captured Values that would be taxed to produce revenues to pay for the TIRZ expenses forecasted to commence in Tax Year 2019 with collections commencing in Tax Year 2019 (Fiscal Year 2020). The City's Captured Taxable Values are expected to grow from $1,998,378.00 in Tax Year 2019 to an estimated amount of $10,195,289.00 in Tax Year 2043.

This Preliminary Finance Plan is contingent on Bexar County and the San Antonio River Authority participation. The participating levels of each taxing entity include City of San Antonio at $0.558270 at 100% participation level; Bexar County at $0.236250 at 100% of Operation and Maintenance portion participation level; and San Antonio River Authority at $0.018580 at 100% participation level. The participation of these taxing entities is forecasted to produce Total Tax Increment Revenues of

$1,844,768.75 through Fiscal Year 2044 when each Participating Taxing Entity will reach their maximum contribution. No growth in tax rate or assessed values is assumed.

The Designation Fee of $50,000 that is due once designated, and annual administrative expenses of the lesser of 20% of the Fiscal Year increment or $45,000 are anticipated to be paid when increment is available. The capital costs of the public infrastructure improvements estimated at $2,025,815.00 will be incurred by the Developer and will be reimbursed with up to $600,000.00 in HOME funds up to $1,425,815.00 in TIRZ funds.

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible Designation Fee; (ii) to pay all other ongoing Administrative Costs to the City and other Participating Taxing Entities; (iii) to reimburse the City for costs of the repair, replacement, or re-construction of public infrastructure and associated costs as described in the Development Agreement; (iv) to reimburse the City under any reclaim of funds pursuant to the Development Agreement; and (v) to reimburse the Developer for eligible expenses, on an annual basis, as provided in the Development Agreement to the extent that funds in the Tax Increment Fund are available for this purpose

The TIRZ collections for this project shall not extend beyond September 30, 2044 and may be terminated earlier once each taxing entity has deposited its respective maximum dollar amount or reached its maximum length of contribution as described in the table below.

TABLE – TIRZ Contributions *		
Participating Taxing Entities	Maximum Dollar Contribution	Maximum Length of Contribution
City of San Antonio	$1,266,608.11	September 30, 2044
Bexar County	$ 536,006.17	September 30, 2044
San Antonio River Authority	$ 42,154.47	September 30, 2044
Maximum Contribution Amount	$1,844,768.75	

* This Preliminary Finance Plan is contingent on Bexar County and the San Antonio River Authority participation.

Limited Obligation of the City or Participating Taxing Entities

The City and Participating Taxing Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully reimbursed. The TIRZ collections for this project shall not extend beyond September 30, 2044, and may be terminated prior to September 30, 2044, upon reimbursement of Public Improvements capital costs incurred by the Developer up to $1,425,815.00 or for the failure of the Developer to perform. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in TIRZ termination.

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.

City of San Antonio, Texas
Tarasco Gardens
Tax Increment Reinvestment Zone #35
Summary Fact Sheet

	Preliminary Finance Plan - FY 2019
Site Area (Acres)	11.295
Beginning Assessed Value (2018) [1]	$ 419,210
Single Family Homes (3 - 4 Bedroom) Sq. Ft.	1,198 ~ 1,400

Project	Projected Completion Year	Projected Single - Story Homes	Projected Two - Story Homes	Projected Sales Prices
Phase 1	2019	8	-	$ 168,969.00
Phase 1a	2019	-	4	$ 181,633.00
Phase 2	2020	8	-	$ 170,659.00
Phase 2a	2020	-	8	$ 183,449.00
Phase 3	2021	12	-	$ 172,348.00
Phase 3a	2021	-	12	$ 185,266.00
Phase 4	2022	8	-	$ 174,038.00
	Total:	36	24	

Developer Alamo Area Mutual Housing Association Inc. (AAMHA), DBA Alamo Community Group (ACG)

Performance Bonds Per Texas Government Code Chapter 2253

Payment Bonds Per Texas Government Code Chapter 2253

Assumptions

Captured Value	$ 10,195,289.00
Growth Factor	0.00%
Collection Rate	98.00%
Estimated Total Tax Increment Revenues	$ 1,844,768.75
Estimated TIF Life (Years)	25.80 (12/13/2018 to 9/30/2044)

[1] Based on the Tax Year 2018 Values. The Tax Increment Base for the Proposed Tarasco Gardens TIRZ will be the total value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2018. These values are subject to the appeals and certification of the 2018 appraisal roll.

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Sources & Uses

	Preliminary Finance Plan - FY 2019
Sources of Funds	
Tax Increment Revenues	$ 1,844,768.75
Interest Earned in TIRZ Fund	-
Grant [1,2]	600,000.00
Developer Contribution	-
Total Project Funds	$ 2,444,768.75
Uses of Funds	
	Projected Total Infrastructure Improvements
Public Improvements	
Hard Costs	
Streets and Sidewalks	$ 407,746.00
Drainage	146,370.00
Water Off Site/ On Site	403,594.00
Sewer Off Site/ On Site	510,473.00
CPS Energy & Streets Lights	180,000.00
Hard Costs Total	$ 1,648,183.00
Soft Costs	
Storm Water Pollution Prevention ("SWPP")	$ 2,500.00
Engineering/Platting Fees	112,550.00
Project Management	15,000.00
Project Contingency	197,782.00
Geotechnical & Phase One Environmental Assessment	9,800.00
Formation Expense	40,000.00
Soft Costs Total	$ 377,632.00
Total Public Improvements	$ 2,025,815.00
Payments to Developer	
Funded by Grant [1]	$ 600,000.00
Reimbursed by TIRZ Fund	1,425,815.00
	$ 2,025,815.00
Administrative Expenses	
Designation Fee	$ 50,000.00
Annual Admin Fee	368,953.75
	$ 418,953.75
Total TIF Expenses	$ 1,844,768.75
Grand Total	$ 2,444,768.75
Project Financing Surplus	$ -

[1] Ordinance 2017-11-09-0895 authorized the allocation of up to $600,000.00 of Home Investment Partnership Program ("HOME") funds for Tarasco Neighborhood Subdivision.

[2] Ordinance 2017-10-05-0762 authorized the allocations of up to $48,000 of HOME Funds to Alamo Community Group for eligible Community Development Housing Organization ("CDHO") operating expenses, which is not a funding sources for the public improvements.

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Revenues

	Tax Increment Zone				City of San Antonio							
Tax Year	Beginning Assessed Value	New Values	Appraisal Growth	Year-End Assessed Value	Less Exemptions	Year End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate Contribution	Actual Tax Increment	Projected Tax Increment	Fiscal Year
												2018
2018 [1]				$ 419,210.00	$ -	$ 419,210.00	$ 419,210.00	$ -		$ -	$ -	2019
2019	419,210.00	1,998,378.00	-	2,417,588.00	-	2,417,588.00	419,210.00	1,998,378.00	0.558270	-	10,933.22	2020
2020	2,417,588.00	2,726,322.00	-	5,143,910.00	-	5,143,910.00	419,210.00	4,724,700.00	0.558270	-	25,849.05	2021
2021	5,143,910.00	4,131,556.00	-	9,275,466.00	-	9,275,466.00	419,210.00	8,856,256.00	0.558270	-	48,452.98	2022
2022	9,275,466.00	1,339,033.00	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2023
2023	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2024
2024	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2025
2025	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2026
2026	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2027
2027	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2028
2028	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2029
2029	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2030
2030	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2031
2031	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2032
2032	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2033
2033	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2034
2034	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2035
2035	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2036
2036	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2037
2037	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2038
2038	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2039
2039	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2040
2040	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2041
2041	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2042
2042	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	55,778.90	2043
2043	10,614,499.00	-	-	10,614,499.00	-	10,614,499.00	419,210.00	10,195,289.00	0.558270	-	10,015.96	2044
		$ 10,195,289.00								$ -	$ 1,266,608.11	
	Existing Annual Value Growth Factors			0.00%				Participation Level			100%	
	Thereafter			0.00%				Tax Rate Growth Factor			0.00%	
	Combined Compound Growth Rate			0.00%				Tax Rate Collection Factor			98.00%	

[1] Based on the Tax Year 2018 Values. The Tax Increment Base for the Proposed Tarasco Garden TIRZ will be the total value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2018. These values are subject to the appeals and certification of the 2018 appraisal roll.

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Revenues

Tax Year	Bexar County[2] Less Exemptions	Year End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate Contribution	Actual Tax Increment	Projected Tax Increment	San Antonio River Authority Less Exemptions	Year End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate Contribution	Actual Tax Increment	Projected Tax Increment	Total Tax Increment	Fiscal Year
															$ -	2018
2018	$ -	$ 419,210.00	$ 419,210.00	$ -		$ -	$ -	$ -	$ 419,210.00	$ 419,210.00	$ -		$ -	$ -	-	2019
2019	-	2,417,588.00	419,210.00	1,998,378.00	0.236250	-	4,626.74	-	2,417,588.00	419,210.00	1,998,378.00	0.018580	-	363.87	15,923.83	2020
2020	-	5,143,910.00	419,210.00	4,724,700.00	0.236250	-	10,938.86	-	5,143,910.00	419,210.00	4,724,700.00	0.018580	-	860.29	37,648.20	2021
2021	-	9,275,466.00	419,210.00	8,856,256.00	0.236250	-	20,504.45	-	9,275,466.00	419,210.00	8,856,256.00	0.018580	-	1,612.58	70,570.01	2022
2022	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2023
2023	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2024
2024	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2025
2025	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2026
2026	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2027
2027	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2028
2028	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2029
2029	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2030
2030	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2031
2031	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2032
2032	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2033
2033	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2034
2034	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2035
2035	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2036
2036	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2037
2037	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2038
2038	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2039
2039	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2040
2040	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2041
2041	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2042
2042	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	23,604.64	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	1,856.40	81,239.94	2043
2043	-	10,614,499.00	419,210.00	10,195,289.00	0.236250	-	4,238.68	-	10,614,499.00	419,210.00	10,195,289.00	0.018580	-	333.33	14,587.97	2044
						$ -	$ 536,006.17						$ -	$ 42,154.47	$ 1,844,768.75	
				Participation Level			100%				Participation Level			100%		
				Tax Rate Growth Factor			0.00%				Tax Rate Growth Factor			0.00%		
				Tax Rate Collection Factor			98.00%				Tax Rate Collection Factor			98.00%		

[2] Bexar County participation level is 100% of Operation and Maintenance portion of its tax rate.

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Reimbursements

Tax Year	Actual Tax Increment Revenues	Projected Tax Increment Revenues	Cumulative Tax Increment Revenues	TIRZ Fund Interest Rate	Actual Interest Earned in TIRZ Fund	Projected Interest Earned in TIRZ Fund	Actual Start-Up and Designation Fee [1] Expenses	Projected Start-Up and Designation Fee [1] Expenses	Actual Administrative [1] Expenses	Projected Administrative [1] Expenses	Actual Developer Project Reimbursements	Projected Developer Project Reimbursements	Annual Cash Flow Fund Balance	Annual Cumulative Fund Balance	Fiscal Year
	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			2018
2018	-	-	-	2.6250%	-	-	-	-	-	-	-	-	-	-	2019
2019	-	15,923.83	15,923.83	3.4375%	-	-	-	(15,923.83)	-	-	-	-	-	-	2020
2020	-	37,648.20	53,572.03	3.5000%	-	-	-	(34,076.17)	-	(3,572.03)	-	-	-	-	2021
2021	-	70,570.01	124,142.04	3.5000%	-	-	-	-	-	(21,256.38)	-	(49,313.63)	-	-	2022
2022	-	81,239.94	205,381.98	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2023
2023	-	81,239.94	286,621.92	3.5000%	-	-	-	-	-	(16,247.98)	-	(64,991.96)	-	-	2024
2024	-	81,239.94	367,861.86	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2025
2025	-	81,239.94	449,101.80	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2026
2026	-	81,239.94	530,341.74	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2027
2027	-	81,239.94	611,581.68	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2028
2028	-	81,239.94	692,821.62	3.5000%	-	-	-	-	-	(16,247.98)	-	(64,991.96)	-	-	2029
2029	-	81,239.94	774,061.56	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2030
2030	-	81,239.94	855,301.50	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2031
2031	-	81,239.94	936,541.44	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2032
2032	-	81,239.94	1,017,781.38	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2033
2033	-	81,239.94	1,099,021.32	3.5000%	-	-	-	-	-	(16,247.98)	-	(64,991.96)	-	-	2034
2034	-	81,239.94	1,180,261.26	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2035
2035	-	81,239.94	1,261,501.20	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2036
2036	-	81,239.94	1,342,741.14	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2037
2037	-	81,239.94	1,423,981.08	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2038
2038	-	81,239.94	1,505,221.02	3.5000%	-	-	-	-	-	(16,247.98)	-	(64,991.96)	-	-	2039
2039	-	81,239.94	1,586,460.96	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2040
2040	-	81,239.94	1,667,700.90	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2041
2041	-	81,239.94	1,748,940.84	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2042
2042	-	81,239.94	1,830,180.78	3.5000%	-	-	-	-	-	(16,247.99)	-	(64,991.95)	-	-	2043
2043	-	14,587.97	1,844,768.75	3.5000%	-	-	-	-	-	(2,917.59)	-	(11,670.38)	-	-	2044
	$ -	$ 1,844,768.75			$ -	$ -	$ -	$ (50,000.00)	$ -	$ (368,953.75)	$ -	$ (1,425,815.00)			

[1] Designation Fee of $50,000, due once designated, and annual administrative expenses of the lesser of 20% of the Fiscal Year increment or $45,000. Both are anticipated to be paid when increment is available.

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Participation

Taxing Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	Tax Increment Revenues [1]	TIF Expenses
City of San Antonio	$ 0.558270	100.0%	$ 0.558270	68.66%	$ 1,266,608.11	$ 1,266,608.11
Bexar County [2]	0.236250	100.0%	0.236250	29.06%	536,006.17	536,006.17
San Antonio River Authority	0.018580	100.0%	0.018580	2.29%	42,154.47	42,154.47
Total	$ 0.813100		$ 0.813100	100.00%	$ 1,844,768.75	$ 1,844,768.75

[1] Tax Increment Revenues exclude Interest Earned in TIRZ Fund.

[2] Bexar County participation level is 100% of Operation and Maintenance portion of its tax rate.

Tarasco Gardens
Tax Increment Reinvestment Zone #35
Collections

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution	Tax Increment Revenues Collected	Remaining (Refund)
City of San Antonio	September 30, 2044	$ 1,266,608.11	$ -	$ 1,266,608.11
Bexar County	September 30, 2044	536,006.17	-	536,006.17
San Antonio River Authority	September 30, 2044	42,154.47	-	42,154.47
Total		$ 1,844,768.75	$ -	$ 1,844,768.75

Tarasco Gardens
Tax Increment Reinvestment Zone #35
New Values

Tax Year	Single - Story Homes	Two Story Homes		Annual Total	Fiscal Year
2018			$	-	2019
2019	1,298,481	699,897	$	1,998,378	2020
2020	1,312,001	1,414,321	$	2,726,322	2021
2021	1,988,270	2,143,286	$	4,131,556	2022
2022	1,339,033		$	1,339,033	2023
2023			$	-	2024
2024			$	-	2025
2025			$	-	2026
2026			$	-	2027
2027			$	-	2028
2028			$	-	2029
2029			$	-	2030
2030			$	-	2031
2031			$	-	2032
2032			$	-	2033
2033			$	-	2034
2034			$	-	2035
2035			$	-	2036
2036			$	-	2037
2037			$	-	2038
2038			$	-	2039
2039			$	-	2040
2040			$	-	2041
2041			$	-	2042
2042			$	-	2043
2043			$	-	2044
	$ 5,937,785	$ 4,257,504	$	10,195,289	