

# **CITY OF SAN ANTONIO, TEXAS**



## **Westside Tax Increment Reinvestment Zone Number Thirty**

**Participation Level:  
City (100%)**

### **Finance Plan**

**Preliminary: December 11, 2008**

**Final: January 19, 2017**

**Amended: December 2024**

## **Westside Tax Increment Reinvestment Zone #30 - Finance Plan**

### **Introduction**

The Westside Tax Increment Reinvestment Zone (“TIRZ”) consists of approximately 1,032.43 parcel acres after the boundary’s amendment authorized by Ordinance No. 2009-12-10-0998, Ordinance No. 2015-06-04-0489 and Ordinance No. 2024-12-19-\_\_\_\_. The zone is located in the San Antonio Independent School District.

The term of the zone was projected to be 23.82 years with the TIRZ being in existence through September 30, 2032. The TIRZ is extended twenty-eight (28) years by Ordinance No. 2024-12-19-\_\_\_\_ to September 30, 2060 for an overall estimated life of 51.80 years. Additionally, with this action, seventeen (17) parcels have been removed from the Westside TIRZ and relocated to the Houston Street TIRZ, and the participation rate of the City has been increased from 90% to 100%.

The Tax Year 2008 Assessed Value was \$537,037,938. The projected Captured Taxable Value is \$2,845,521,350 net of exemptions for Tax Year 2059.

### **Public Infrastructure**

This TIRZ can reimburse eligible expenses in accordance with the Tax Increment Financing Act, which is included on the Sources and Uses page. The Westside TIRZ revenues may be allocated to projects as recommended by the Westside TIRZ Board of Directors and approved by the City Council.

The City has entered into various Grant, Chapter 380 Economic Development Grant (CH380) Agreements, Center City Housing Incentive Policy (CCHIP) Agreements, Funding Agreements, and Development Agreements for the benefit of the TIRZ. A complete list is on the Sources and Uses page.

### **Finance Plan**

The Tax Year 2008 Year End Assessed Value was \$537,037,938. Captured Taxable Values will be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements that commenced in Tax Year 2009, with collections commencing in Tax Year 2009 (Fiscal Year 2010). Captured Taxable Values were \$10,410,663 in Tax Year 2009 and are projected to reach \$2,845,521,350 net of exemptions in Tax Year 2059.

The City of San Antonio is the only participating taxing entity, at this time. The City’s participation was at 90% of the tax rate and increased to 100% which is \$0.541590 in Tax Year 2024. Annual Tax Increment was \$48,332.80 in Fiscal Year 2010 and is projected to reach \$15,179,893.19 in Fiscal Year 2060. A 3.25% growth factor in Assessed Values is assumed other than new improvements associated with the development, and no tax rate growth is assumed at this time.

Proceeds from the issuance of 2022 Certificates of Obligation and the issuance of 2024 Certificates of Obligation by the City, provided funding of \$6,500,000 to Market Square for public improvements, \$3,500,000 to Guadalupe Theater for public improvements, and \$150,000 to Public Art.

The cost of the public infrastructure improvements are incurred by a Developer or by the City and paid over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues include City of San Antonio Administrative Fees and City Repairs and Replacements. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment:

- (i) to reimburse eligible startup Administrative Costs;
- (ii) to pay all administrative and boundary amendment fees to the City for administering the Tax Increment Fund and/or the Zone;
- (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and if applicable, associated costs as described in any Development Agreements (if any); and
- (iv) to reimburse the Developer(s), if any, and/or the City for public improvements, as provided in the Project and Finance Plans. These costs will be financed/reimbursed to the extent that funds in the Tax Increment Fund are available for these purposes.

TIRZ collections for this project shall not extend beyond September 30, 2060, and may be terminated earlier.

TABLE – Westside TIRZ Maximum Contributions		
Participating Taxing Entities	Max. Dollar Contribution	Max. Length of Contribution
City of San Antonio	N/A *	September 30, 2060

**\* Westside TIRZ is a City initiated TIRZ, and therefore doesn't have a Maximum Dollar Contribution.**

### **Limited Obligation of the City**

The City shall have a limited obligation to impose and collect taxes and deposit such tax receipts into the Westside 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 Westside TIRZ collections for this project shall not extend beyond September 30, 2060, and may be terminated prior to September 30, 2060.

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 Westside 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.

**Westside  
Tax Increment Reinvestment Zone #30  
Summary**

<b>Finance Plan</b>	<b>Final Finance Plan - FY 2017</b>		<b>Amended Finance Plan - FY 2025</b>	
Site Area	1,043.79	Parcel Acres	1,032.43	Parcel Acres
Beginning Assessed Value (TY 2008) in City <sup>1</sup>	\$ 537,037,938		\$ 537,037,938	
Amended Assessed Value - Extended Boundaries (TY 2009)			13,111,821	
Amended Assessed Value - Reduced Boundaries (TY 2015)			(35,914,180)	
Amended Assessed Value - Reduced Boundaries (TY 2024)			(36,409,280)	
<b>Assumptions</b>				
Projected Captured Value	\$ 657,655,497		\$ 2,845,521,350	
Assessed Value Growth Factor	3.25%		3.25%	
Participation Level	90.00%		100.00%	
Collection Rate	98.00%		98.50%	
Estimated Total Tax Increment Revenues	\$ 34,473,680		\$ 317,281,925	
Estimated TIF Life <sup>2</sup>	23.82	Years	51.80	Years
	(12/11/2008 to 9/30/2032)		(12/11/2008 to 9/30/2060)	

<sup>1</sup> 2008 Preliminary Finance Plan stated the Beginning Assessed Value of \$609,671,319 as the Base Value.

After verification from City's Tax Assessor/Administrator the Beginning Assessed Value has been updated to \$537,037,938.

<sup>2</sup> Ordinance No. 2008-12-11-1173 stated a TIRZ termination date of September 30, 2032.

Ordinance No. 2024-12-19-\_\_\_\_\_ amended the TIRZ termination date of September 30, 2060.

**Westside  
Tax Increment Reinvestment Zone #30  
Sources and Uses**

Sources of Funds	Final	Amended
	Finance Plan - FY 2017	Finance Plan - FY 2025
Tax Increment Revenues	\$ 34,473,679.91	\$ 317,281,925.24
Interest Earned in TIRZ Fund	4,179.62	757,188.23
Developer(s) Contribution	0.00	0.00
<b>Total Sources of Funds</b>	<b>\$ 34,477,859.53</b>	<b>\$ 318,039,113.47</b>
<b>Uses of Funds</b>		
<i>Finished / Closed / Terminated / Fully Paid Projects:</i>		
CCHIP / The Vitre @ 700 W. Houston <sup>4,12</sup>	\$ 2,062,337.00	\$ -
CH380 / Kidney & Hypertension @ 915 S. Laredo St. <sup>5</sup>		100,000.00
GRANT / Affordable Housing <sup>6</sup>		1,500,000.00
CH380 / Davila Pharmacy @ 1423 Guadalupe St. <sup>7</sup>		393,000.00
FUNDING / Say Si @ 1518 S. Alamo St. <sup>8</sup>		3,000,000.00
FUNDING / Westside Economic Development <sup>14</sup>		110,000.00
FUNDING / SAHTPFC Land Acquisition <sup>17</sup>		1,185,000.00
<i>Ongoing / Not Fully Paid Projects:</i>		
CH380 / Steelhouse Lofts @ 1401 S. Flores St. <sup>3</sup>	\$ 719,962.00	\$ 719,962.00
CCHIP / Cevallos Urban @ 232 E. Cevallos St. <sup>4</sup>	141,660.00	206,647.27
CCHIP / Peanut Factory @ 905 & 1025 S. Frio <sup>4</sup>	1,041,449.00	1,041,449.00
CCHIP / Southtown Flats @ Clay St. and Cevallos St. <sup>4</sup>	2,758,869.00	3,296,697.58
CCHIP / Lone Star Urban @ 202 Keller St. <sup>4</sup>	235,420.00	467,319.95
CCHIP / Clay Street Homes @ 332 Clay St. <sup>4</sup>	583,409.00	819,667.37
CCHIP / South Flores Lofts @ 1334 S. Flores <sup>4</sup>	3,115,242.40	3,894,053.00
CCHIP / Guadalupe + Flores @ 118 Guadalupe St. <sup>4</sup>	85,816.00	106,851.54
FUNDING / City Tower <sup>9</sup>		-
MDEV / Continental Hotel <sup>10</sup>		250,000.00
MDEV / Continental Hotel Tax Rebate <sup>10</sup>		-
DEV / Tampico Apartments <sup>11</sup>		328,341.00
FUNDING / Rinconcito De Esperanza <sup>13</sup>		1,500,000.00
CH380 / Basila Frocks @ 502 N Zarzamora St. <sup>15</sup>		945,000.00
DEV / Market Square Repair & Renovate <sup>16</sup>		435,000.00
FUNDING / YWCA Project <sup>18</sup>		2,000,000.00
___ / Corazon Feasibility Study		125,000.00
___ / SAHT Feasibility Study		250,000.00
___ / House of Neighborly Services Improvements		500,000.00
FUNDING / Market Square & Guadalupe Theater Public Improvement <sup>19</sup>		
Certificates of Obligation, 2022 Series - Principal		4,575,000.00
Certificates of Obligation, 2022 Series - Interest		1,221,125.00
Certificates of Obligation, 2024 Series - Principal		4,650,000.00
Certificates of Obligation, 2024 Series - Interest		1,360,145.83
<b>Total Infrastructure Expenses</b>	<b>\$ 10,744,164.40</b>	<b>\$ 34,980,259.55</b>
<b>Total Admin. Expenses</b>	<b>\$ 2,197,855.00</b>	<b>\$ 5,557,855.00</b>
<b>Total Amendment Fees</b>	<b>\$ 100,000.00</b>	<b>\$ 100,000.00</b>
<b>Total Available for Other Eligible Reimbursements - City</b>	<b>\$ 21,435,840.13</b>	<b>\$ 277,400,998.93</b>
<b>Grand Total</b>	<b>\$ 34,477,859.53</b>	<b>\$ 318,039,113.47</b>
<b>Project Financing Surplus (Shortage)</b>	<b>\$ -</b>	<b>\$ -</b>

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<sup>1</sup> El Paso CCHIP Agreement was terminated in May 2014.

<sup>2</sup> Kallison Square CCHIP Agreement was terminated in March 2018.

<sup>3</sup> Board Resolution 2017-03-29-01R approved reimbursement up to \$719,962.00 for Iron & Steel Lofts. Ordinance 2017-04-20-0258 approved First Amendment to Amended and Restated Economic Development Grant Agreement.

<sup>4</sup> An approximate, but not limited to, cumulative payment was stated in each agreement.

<sup>5</sup> Ordinance 2020-01-30-0067 approved a reimbursement not to exceed \$100,000.00 for Kidney & Hypertension Project.

<sup>6</sup> Ordinance 2019-11-14-0970 approved a grant of \$1,500,000.00 for Affordable Housing Projects.

<sup>7</sup> Ordinance 2020-05-14-0329 approved reimbursement up to \$393,000.00 for Davila Pharmacy Project.

<sup>8</sup> Ordinance 2020-08-13-0530 approved a reimbursement up to \$3,000,000.00 for Say Si Project.

<sup>9</sup> Ordinance 2023-09-14-0623 approved the increment transfer from the project sites to the City Tower Fund.

<sup>10</sup> Ordinance 2020-06-04-0364 approved a Master Economic Development Agreement for the Continental Hotel valued at \$500,000 and a 15-year tax rebate of \$277,343.

<sup>11</sup> Ordinance 2020-09-10-0639 approved a reimbursement not to exceed \$328,341 for Tampico Apartments.

<sup>12</sup> The Vitre CCHIP Agreement was terminated in March 2019.

<sup>13</sup> Ordinance 2021-02-04-0067 approved a reimbursement not to exceed \$1,500,000 for Rinconcito De Esperanza.

<sup>14</sup> Ordinance 2021-02-11-0097 approved a reimbursement not to exceed \$110,000 for Westside Economic Development.

<sup>15</sup> Ordinance 2022-03-17-0194 approved economic development reimbursement not to exceed \$945,000 for Basila Frocks Project.

<sup>16</sup> Ordinance 2021-12-16-0993 for reimbursement amount not to exceed \$435,000 for Market Square Repair & Replacement.

<sup>17</sup> Ordinance 2024-06-13-0452 for reimbursement amount not to exceed \$2,535,000 for SA Housing Land Acquisition.

<sup>18</sup> Ordinance 2024-06-13-0455 for reimbursement amount not to exceed \$2,000,000 for YWCA.

<sup>18</sup> Ordinances No. 2023-06-22-0486 and 2023-06-22-0484 approved the funding for Market Square & Guadalupe Theater Public Improvement.

Westside  
Tax Increment Reinvestment Zone #30  
Revenues

Tax Year	Tax Increment Zone					City of San Antonio								Total Tax Increment	Fiscal Year Ending
	Beginning Assessed Value	Amended Assessed Value	New Value	Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate	Actual Tax Increment	Projected Tax Increment			
2008	\$ 537,037,938	\$ -	\$ -	\$ -	\$ 537,037,938	\$ (144,255,661)	\$ 392,782,277	\$ -	\$ -	\$ 0.510426	\$ -	\$ -	\$ -	2009	
2009	537,037,938	13,111,821	18,958,970	53,374,720	622,483,449	(208,104,367)	414,379,082	403,968,419	10,410,663	0.509121	48,332.80	-	48,332.80	2010	
2010	622,483,449	-	17,143,270	(22,359,515)	617,267,204	(221,326,257)	395,940,947	403,968,419	(8,027,472)	0.509121	2,218.81	-	2,218.81	2011	
2011	617,267,204	-	-	(114,224,506)	503,042,698	(121,974,578)	381,068,120	403,968,419	(22,433,341)	0.509121	-	-	-	2012	
2012	503,042,698	-	23,835,580	26,038,681	552,916,959	(159,246,756)	393,670,203	403,968,419	(10,298,216)	0.509121	-	-	-	2013	
2013	552,916,959	-	6,264,730	123,549,157	682,730,846	(258,745,575)	423,985,271	405,375,329	18,609,942	0.509121	91,115.80	-	91,115.80	2014	
2014	682,730,846	-	1,968,500	20,949,007	705,648,353	(276,315,753)	429,332,600	405,375,329	23,957,271	0.509121	132,880.57	-	132,880.57	2015	
2015	705,648,353	(35,914,180)	7,670,174	49,509,100	726,913,447	(229,123,409)	497,790,038	391,365,478	106,424,560	0.502443	473,450.08	-	473,450.08	2016	
2016	726,913,447	-	49,006,620	85,113,599	861,033,666	(269,504,775)	591,528,891	391,365,478	200,163,413	0.502443	974,101.17	-	974,101.17	2017	
2017	861,033,666	-	16,592,940	200,326,369	1,077,952,975	(416,282,740)	661,670,235	391,365,478	270,304,757	0.502443	1,218,032.75	-	1,218,032.75	2018	
2018	1,077,952,975	-	18,596,990	(99,286,125)	997,263,840	(260,797,109)	736,466,731	391,365,478	345,101,253	0.502443	1,583,881.61	-	1,583,881.61	2019	
2019	997,263,840	-	38,816,370	(4,605,030)	1,031,475,180	(215,131,537)	816,343,643	391,365,478	424,978,165	0.502443	2,029,848.52	-	2,029,848.52	2020	
2020	1,031,475,180	-	4,018,370	140,770,999	1,176,264,549	(331,965,071)	844,299,478	391,365,478	452,934,000	0.502443	2,200,415.34	-	2,200,415.34	2021	
2021	1,176,264,549	-	1,740,850	9,485,284	1,187,490,683	(349,623,847)	837,866,836	391,365,478	446,501,358	0.502443	2,189,485.11	-	2,189,485.11	2022	
2022	1,187,490,683	-	42,082,740	146,819,144	1,376,392,567	(452,081,859)	924,310,708	391,365,478	532,945,230	0.487440	2,534,317.91	-	2,534,317.91	2023	
2023	1,376,392,567	-	43,271,510	176,010,391	1,595,674,468	(560,243,455)	1,035,431,013	391,365,478	644,065,535	0.487430	3,023,337.76	-	3,023,337.76	2024	
2024	1,595,674,468	(36,409,280)	11,907,700	67,982,592	1,639,155,480	(585,912,184)	1,053,243,296	380,600,853	672,642,443	0.541590	3,588,319.74	3,588,319.74	3,588,319.74	2025	
2025	1,639,155,480	-	-	53,272,553	1,692,428,033	(604,954,330)	1,087,473,703	380,600,853	706,872,850	0.541590	3,770,927.38	-	3,770,927.38	2026	
2026	1,692,428,033	-	-	55,003,911	1,747,431,944	(624,615,346)	1,122,816,598	380,600,853	742,215,745	0.541590	3,959,469.76	-	3,959,469.76	2027	
2027	1,747,431,944	-	-	56,791,538	1,804,223,482	(644,915,345)	1,159,308,137	380,600,853	778,707,284	0.541590	4,154,139.77	-	4,154,139.77	2028	
2028	1,804,223,482	-	-	58,637,263	1,862,860,745	(665,875,094)	1,196,985,651	380,600,853	816,384,798	0.541590	4,355,136.55	-	4,355,136.55	2029	
2029	1,862,860,745	-	-	60,542,974	1,923,403,719	(687,516,035)	1,235,887,684	380,600,853	855,286,831	0.541590	4,562,665.73	-	4,562,665.73	2030	
2030	1,923,403,719	-	-	62,510,621	1,985,914,340	(709,860,306)	1,276,054,034	380,600,853	895,453,181	0.541590	4,776,939.61	-	4,776,939.61	2031	
2031	1,985,914,340	-	-	64,542,216	2,050,456,556	(732,930,766)	1,317,525,790	380,600,853	936,924,937	0.541590	4,998,177.39	-	4,998,177.39	2032	
2032	2,050,456,556	-	-	66,639,838	2,117,096,394	(756,751,016)	1,360,345,378	380,600,853	979,744,525	0.541590	5,226,605.40	-	5,226,605.40	2033	
2033	2,117,096,394	-	-	68,805,633	2,185,902,027	(781,345,424)	1,404,556,603	380,600,853	1,023,955,750	0.541590	5,462,457.32	-	5,462,457.32	2034	
2034	2,185,902,027	-	-	71,041,816	2,256,943,843	(806,739,150)	1,450,204,693	380,600,853	1,069,603,840	0.541590	5,705,974.43	-	5,705,974.43	2035	
2035	2,256,943,843	-	-	73,350,675	2,330,294,518	(832,958,172)	1,497,336,346	380,600,853	1,116,735,493	0.541590	5,957,405.84	-	5,957,405.84	2036	
2036	2,330,294,518	-	-	75,734,572	2,406,029,090	(860,029,313)	1,545,999,777	380,600,853	1,165,398,924	0.541590	6,217,008.77	-	6,217,008.77	2037	
2037	2,406,029,090	-	-	78,195,945	2,484,225,035	(887,980,266)	1,596,244,769	380,600,853	1,215,643,916	0.541590	6,485,048.80	-	6,485,048.80	2038	
2038	2,484,225,035	-	-	80,737,314	2,564,962,349	(916,839,625)	1,648,122,724	380,600,853	1,267,521,871	0.541590	6,761,800.13	-	6,761,800.13	2039	
2039	2,564,962,349	-	-	83,361,276	2,648,323,625	(946,636,913)	1,701,686,712	380,600,853	1,321,085,859	0.541590	7,047,545.87	-	7,047,545.87	2040	
2040	2,648,323,625	-	-	86,070,518	2,734,394,143	(977,402,613)	1,756,991,530	380,600,853	1,376,390,677	0.541590	7,342,578.35	-	7,342,578.35	2041	
2041	2,734,394,143	-	-	88,867,810	2,823,261,953	(1,009,168,198)	1,814,093,755	380,600,853	1,433,492,902	0.541590	7,647,199.39	-	7,647,199.39	2042	
2042	2,823,261,953	-	-	91,756,013	2,915,017,966	(1,041,966,164)	1,873,051,802	380,600,853	1,492,450,949	0.541590	7,961,720.62	-	7,961,720.62	2043	
2043	2,915,017,966	-	-	94,738,084	3,009,756,050	(1,075,830,064)	1,933,925,986	380,600,853	1,553,325,133	0.541590	8,286,463.78	-	8,286,463.78	2044	
2044	3,009,756,050	-	-	97,817,072	3,107,573,122	(1,110,794,541)	1,996,778,581	380,600,853	1,616,177,728	0.541590	8,621,761.10	-	8,621,761.10	2045	
2045	3,107,573,122	-	-	100,996,126	3,208,569,248	(1,146,895,364)	2,061,673,884	380,600,853	1,681,073,031	0.541590	8,967,955.58	-	8,967,955.58	2046	
2046	3,208,569,248	-	-	104,278,501	3,312,847,749	(1,184,169,463)	2,128,678,286	380,600,853	1,748,077,433	0.541590	9,325,401.38	-	9,325,401.38	2047	
2047	3,312,847,749	-	-	107,667,552	3,420,515,301	(1,222,654,971)	2,197,860,330	380,600,853	1,817,259,477	0.541590	9,694,464.17	-	9,694,464.17	2048	
2048	3,420,515,301	-	-	111,166,747	3,531,682,048	(1,262,391,258)	2,269,290,790	380,600,853	1,888,689,937	0.541590	10,075,521.49	-	10,075,521.49	2049	
2049	3,531,682,048	-	-	114,779,667	3,646,461,715	(1,303,418,974)	2,343,042,741	380,600,853	1,962,441,888	0.541590	10,468,963.19	-	10,468,963.19	2050	
2050	3,646,461,715	-	-	118,510,006	3,764,971,721	(1,345,780,091)	2,419,191,630	380,600,853	2,038,590,777	0.541590	10,875,191.73	-	10,875,191.73	2051	
2051	3,764,971,721	-	-	122,361,581	3,887,333,302	(1,389,517,944)	2,497,815,358	380,600,853	2,117,214,505	0.541590	11,294,622.71	-	11,294,622.71	2052	
2052	3,887,333,302	-	-	126,338,332	4,013,671,634	(1,434,677,277)	2,578,994,357	380,600,853	2,198,393,504	0.541590	11,727,685.19	-	11,727,685.19	2053	
2053	4,013,671,634	-	-	130,444,328	4,144,115,962	(1,481,304,289)	2,662,811,673	380,600,853	2,282,210,820	0.541590	12,174,822.20	-	12,174,822.20	2054	
2054	4,144,115,962	-	-	134,683,769	4,278,799,731	(1,529,446,678)	2,749,353,053	380,600,853	2,368,752,200	0.541590	12,636,491.16	-	12,636,491.16	2055	
2055	4,278,799,731	-	-	139,060,991	4,417,860,722	(1,579,153,695)	2,838,707,027	380,600,853	2,458,106,174	0.541590	13,113,164.37	-	13,113,164.37	2056	
2056	4,417,860,722	-	-	143,580,473	4,561,441,195	(1,630,476,190)	2,930,965,005	380,600,853	2,550,364,152	0.541590	13,605,329.45	-	13,605,329.45	2057	
2057	4,561,441,195	-	-	148,246,839	4,709,688,034	(1,683,466,666)	3,026,221,368	380,600,853	2,645,620,515	0.541590	14,113,489.90	-	14,113,489.90	2058	
2058	4,709,688,034	-	-	153,064,861	4,862,752,895	(1,738,179,333)	3,124,573,562	380,600,853	2,743,972,709	0.541590	14,638,165.57	-	14,638,165.57	2059	
2059	4,862,752,895	-	-	158,039,469	5,020,792,364	(1,794,670,161)	3,226,122,203	380,600,853	2,845,521,350	0.541590	15,179,893.19	-	15,179,893.19	2060	
\$ 301,875,314.00						\$ 16,501,418.23						\$ 300,780,507.01	\$ 317,281,925.24		
Existing Annual Value Growth Factors						3.25%	Participation Level								
Years Thereafter						-	Before Tax Year 2023						100%		
Combined Compound Growth Rate						3.25%	After Tax Year 2023						0.00%		
													98.50%		

**Westside**  
**Tax Increment Reinvestment Zone #30**  
**Reimbursements**

Westside  
Finance Plan  
December 2024

Tax Year	Tax Increment Revenues	Interest Earned in TIRZ Fund	Administrative Expenses	Amendment Fees	Steelhouse Lofts @ 1401 S. Flores St. Reimbursements	Cevallos Urban @ 232 E. Cevallos St. Reimbursements	Peanut Factory @ 905 & 1025 S. Frio Reimbursements	Southtown Flats @ 111 Probandt Reimbursements	Lone Star Urban @ 202 Keller St. Reimbursements	Clay Street Homes @ 332 Clay St. Reimbursements
2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2009	48,332.80	21.78	-	-	-	-	-	-	-	-
2010	2,218.81	181.70	-	-	-	-	-	-	-	-
2011	-	180.30	-	-	-	-	-	-	-	-
2012	-	211.93	-	-	-	-	-	-	-	-
2013	91,115.80	151.23	(122,616.26)	-	-	-	-	-	-	-
2014	132,880.57	71.28	(92,000.00)	-	-	-	-	-	-	-
2015	473,450.08	573.65	(108,238.74)	-	-	-	-	-	-	-
2016	974,101.17	4,456.47	(75,000.00)	(100,000.00)	(36,969.37)	(10,563.65)	-	(112,300.79)	-	-
2017	1,218,032.75	21,830.40	(120,000.00)	-	-	-	-	-	-	-
2018	1,583,881.61	68,211.49	(120,000.00)	-	-	(10,914.37)	(93,452.04)	(177,640.29)	-	(55,019.99)
2019	2,029,848.52	47,634.59	(120,000.00)	-	(8,802.54)	(12,836.18)	0.00	-	-	(55,435.19)
2020	2,200,415.34	3,800.45	(120,000.00)	-	(41,381.23)	(23,517.15)	-	-	(26,262.40)	-
2021	2,189,485.11	(48,851.20)	(120,000.00)	-	(44,874.86)	(14,506.33)	(96,427.37)	(577,387.07)	-	(112,271.88)
2022	2,534,317.91	198,128.52	(120,000.00)	-	(49,642.71)	(15,146.70)	(211,662.69)	(410,884.87)	(77,219.91)	(52,793.93)
2023	3,023,337.76	380,880.38	(120,000.00)	-	(40,299.32)	(13,204.86)	(83,343.93)	(224,634.80)	(24,493.57)	(51,149.30)
2024	3,588,319.74	79,705.26	(120,000.00)	-	(187,566.06)	(13,657.22)	(86,100.35)	(232,040.71)	(30,843.99)	(54,834.42)
2025	3,770,927.38	-	(120,000.00)	-	(98,786.16)	(14,124.30)	(88,946.35)	(239,687.31)	(12,680.87)	(56,651.45)
2026	3,959,469.76	-	(120,000.00)	-	(102,266.50)	(14,606.55)	(91,884.85)	(247,582.41)	(32,916.04)	(58,527.54)
2027	4,154,139.77	-	(120,000.00)	-	(105,859.96)	(15,104.48)	(94,918.85)	(255,734.12)	(34,002.85)	(60,464.59)
2028	4,355,136.55	-	(120,000.00)	-	(3,513.30)	(15,618.59)	(98,051.46)	(264,150.75)	(35,124.97)	(62,464.60)
2029	4,562,665.73	-	(120,000.00)	-	-	(16,149.41)	(96,661.11)	(272,840.92)	(36,283.55)	(64,529.60)
2030	4,776,939.61	-	(120,000.00)	-	-	(16,697.48)	-	(281,813.53)	(37,479.80)	(66,661.72)
2031	4,998,177.39	-	(120,000.00)	-	-	-	-	-	(38,714.92)	(68,863.14)
2032	5,226,605.40	-	(120,000.00)	-	-	-	-	-	(39,990.19)	-
2033	5,462,457.32	-	(120,000.00)	-	-	-	-	-	(41,306.89)	-
2034	5,705,974.43	-	(120,000.00)	-	-	-	-	-	-	-
2035	5,957,405.84	-	(120,000.00)	-	-	-	-	-	-	-
2036	6,217,008.77	-	(120,000.00)	-	-	-	-	-	-	-
2037	6,485,048.80	-	(120,000.00)	-	-	-	-	-	-	-
2038	6,761,800.13	-	(120,000.00)	-	-	-	-	-	-	-
2039	7,047,545.87	-	(120,000.00)	-	-	-	-	-	-	-
2040	7,342,578.35	-	(120,000.00)	-	-	-	-	-	-	-
2041	7,647,199.39	-	(120,000.00)	-	-	-	-	-	-	-
2042	7,961,720.62	-	(120,000.00)	-	-	-	-	-	-	-
2043	8,286,463.78	-	(120,000.00)	-	-	-	-	-	-	-
2044	8,621,761.10	-	(120,000.00)	-	-	-	-	-	-	-
2045	8,967,955.58	-	(120,000.00)	-	-	-	-	-	-	-
2046	9,325,401.38	-	(120,000.00)	-	-	-	-	-	-	-
2047	9,694,464.17	-	(120,000.00)	-	-	-	-	-	-	-
2048	10,075,521.49	-	(120,000.00)	-	-	-	-	-	-	-
2049	10,468,963.19	-	(120,000.00)	-	-	-	-	-	-	-
2050	10,875,191.73	-	(120,000.00)	-	-	-	-	-	-	-
2051	11,294,622.71	-	(120,000.00)	-	-	-	-	-	-	-
2052	11,727,685.19	-	(120,000.00)	-	-	-	-	-	-	-
2053	12,174,822.20	-	(120,000.00)	-	-	-	-	-	-	-
2054	12,636,491.16	-	(120,000.00)	-	-	-	-	-	-	-
2055	13,113,164.37	-	(120,000.00)	-	-	-	-	-	-	-
2056	13,605,329.45	-	(120,000.00)	-	-	-	-	-	-	-
2057	14,113,489.90	-	(120,000.00)	-	-	-	-	-	-	-
2058	14,638,165.57	-	(120,000.00)	-	-	-	-	-	-	-
2059	15,179,893.19	-	(120,000.00)	-	-	-	-	-	-	-
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	\$ 317,281,925.24	\$ 757,188.23	\$ (5,557,855.00)	\$ (100,000.00)	\$ (719,962.00)	\$ (206,647.27)	\$ (1,041,449.00)	\$ (3,296,697.58)	\$ (467,319.95)	\$ (819,667.37)



# Westside Tax Increment Reinvestment Zone #30 Reimbursements

Westside  
Finance Plan  
December 2024

Tax Year	South Flores Lofts @ 1334 S. Flores	Guadalupe + Flores @ 118 Guadalupe St.	Kidney & Hypertension Specialists @ 915 S. Laredo	Affordable Housing	Davila Pharmacy	Say Si	Continental Hotel	Continental Hotel Tax Rebate	Tampico Apartments	Rinconcito De Esperanza	Westside Economic Development
	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements
2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2009	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	(100,000.00)	(1,500,000.00)	(393,000.00)	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	(55,700.00)
2021	-	-	-	-	-	-	-	-	(305,940.06)	-	(54,300.00)
2022	-	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	(2,624,411.60)	-	-	-	-	-
2024	(810,702.48)	(11,408.90)	-	-	-	(375,588.40)	(250,000.00)	-	(22,400.94)	(1,500,000.00)	-
2025	(288,666.14)	(5,990.99)	-	-	-	-	-	-	-	-	-
2026	(298,383.98)	(6,190.31)	-	-	-	-	-	-	-	-	-
2027	(308,417.63)	(6,396.11)	-	-	-	-	-	-	-	-	-
2028	(318,777.39)	(6,608.60)	-	-	-	-	-	-	-	-	-
2029	(329,473.84)	(6,828.01)	-	-	-	-	-	-	-	-	-
2030	(340,517.92)	(7,054.54)	-	-	-	-	-	-	-	-	-
2031	(351,920.93)	(7,288.42)	-	-	-	-	-	-	-	-	-
2032	(363,694.55)	(7,529.92)	-	-	-	-	-	-	-	-	-
2033	(375,850.80)	(7,779.25)	-	-	-	-	-	-	-	-	-
2034	(107,647.34)	(8,036.70)	-	-	-	-	-	-	-	-	-
2035	-	(8,302.50)	-	-	-	-	-	-	-	-	-
2036	-	(8,576.96)	-	-	-	-	-	-	-	-	-
2037	-	(8,860.33)	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-
	\$ (3,894,053.00)	\$ (106,851.54)	\$ (100,000.00)	\$ (1,500,000.00)	\$ (393,000.00)	\$ (3,000,000.00)	\$ (250,000.00)	\$ -	\$ (328,341.00)	\$ (1,500,000.00)	\$ (110,000.00)

**Westside**  
**Tax Increment Reinvestment Zone #30**  
**Reimbursements**

Westside  
Finance Plan  
December 2024

Tax Year	Basila Frocks Reimbursements	Market Square Repair & Renovation Reimbursements	SAHTPFC Land Acquisition Reimbursements	YWCA Project Reimbursements	Guadalupe Theater Debt Service <sup>21</sup> 2022 Series (\$3.55M)	Market Square Debt Service <sup>20</sup> 2022 Series (\$1.52M)	Market Square Debt Service <sup>20</sup> 2024 Series (\$5.08M)	Debt Service Reserve <sup>20, 21</sup>	Corazon Feasibility Study Reimbursements	SAHT Feasibility Study Reimbursements	House of Neighborly Services Reimbursements
2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
2009	-	-	-	-	-	-	-	-			
2010	-	-	-	-	-	-	-	-			
2011	-	-	-	-	-	-	-	-			
2012	-	-	-	-	-	-	-	-			
2013	-	-	-	-	-	-	-	-			
2014	-	-	-	-	-	-	-	-			
2015	-	-	-	-	-	-	-	-			
2016	-	-	-	-	-	-	-	-			
2017	-	-	-	-	-	-	-	-			
2018	-	-	-	-	-	-	-	-			
2019	-	-	-	-	-	-	-	-			
2020	-	-	-	-	-	-	-	-			
2021	(575,000.00)	(79,561.49)	-	-	-	-	-	(500,000.00)			
2022	-	(103,661.96)	-	-	(397,875.00)	(171,500.00)	-	(233,925.00)			
2023	-	-	(1,185,000.00)	(500,000.00)	(405,875.00)	(175,125.00)	-	166,112.50	-	-	-
2024	(370,000.00)	(251,776.55)	-	(500,000.00)	(407,250.00)	(174,250.00)	(519,020.83)	-	(125,000.00)	(250,000.00)	(500,000.00)
2025	-	-	-	(500,000.00)	(407,875.00)	(173,125.00)	(552,625.00)	-	-	-	-
2026	-	-	-	(500,000.00)	(407,750.00)	(171,750.00)	(550,000.00)	-	-	-	-
2027	-	-	-	-	(406,875.00)	(175,000.00)	(551,500.00)	-	-	-	-
2028	-	-	-	-	(410,125.00)	(172,875.00)	(552,000.00)	-	-	-	-
2029	-	-	-	-	(402,625.00)	(175,375.00)	(551,500.00)	-	-	-	-
2030	-	-	-	-	(409,250.00)	(172,500.00)	(550,000.00)	-	-	-	-
2031	-	-	-	-	(404,875.00)	(174,250.00)	(547,500.00)	291,500.00	-	-	-
2032	-	-	-	-	-	-	(548,875.00)	-	-	-	-
2033	-	-	-	-	-	-	(549,000.00)	-	-	-	-
2034	-	-	-	-	-	-	(538,125.00)	276,312.50	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-
	\$ (945,000.00)	\$ (435,000.00)	\$ (1,185,000.00)	\$ (2,000,000.00)	\$ (4,060,375.00)	\$ (1,735,750.00)	\$ (6,010,145.83)	\$ -	\$ (125,000.00)	\$ (250,000.00)	\$ (500,000.00)

**Westside**  
**Tax Increment Reinvestment Zone #30**  
**Reimbursements**

Westside  
Finance Plan  
December 2024

Tax Year	Available for Other Eligible Reimbursements	Fiscal Year Cash flow Balance	Fiscal Year Fund Balance	Fiscal Year		Fiscal Year
				Cumulative Debt Service Reserve	Fiscal Year Total Fund Balance	
2008	\$ -	\$ -	\$ -	\$ -	\$ -	2009
2009	-	48,354.58	48,354.58	-	48,354.58	2010
2010	-	2,400.51	50,755.09	-	50,755.09	2011
2011	-	180.30	50,935.39	-	50,935.39	2012
2012	-	211.93	51,147.32	-	51,147.32	2013
2013	-	(31,349.23)	19,798.09	-	19,798.09	2014
2014	-	40,951.85	60,749.94	-	60,749.94	2015
2015	-	365,784.99	426,534.93	-	426,534.93	2016
2016	-	643,723.83	1,070,258.76	-	1,070,258.76	2017
2017	-	1,119,863.15	2,190,121.91	-	2,190,121.91	2018
2018	-	1,195,066.41	3,385,188.32	-	3,385,188.32	2019
2019	-	(112,590.80)	3,272,597.52	-	3,272,597.52	2020
2020	-	1,937,355.01	5,209,952.53	-	5,209,952.53	2021
2021	-	(339,635.15)	4,870,317.38	500,000.00	5,370,317.38	2022
2022	-	888,133.66	5,758,451.04	733,925.00	6,492,376.04	2023
2023	-	(1,877,206.74)	3,881,244.30	567,812.50	4,449,056.80	2024
2024	(756,828.45)	(3,881,244.30)	-	567,812.50	567,812.50	2025
2025	(1,211,768.81)	-	-	567,812.50	567,812.50	2026
2026	(1,357,611.58)	-	-	567,812.50	567,812.50	2027
2027	(2,019,866.18)	-	-	567,812.50	567,812.50	2028
2028	(2,295,826.89)	-	-	567,812.50	567,812.50	2029
2029	(2,490,399.29)	-	-	567,812.50	567,812.50	2030
2030	(2,774,964.62)	-	-	567,812.50	567,812.50	2031
2031	(3,576,264.98)	-	-	276,312.50	276,312.50	2032
2032	(4,146,515.74)	-	-	276,312.50	276,312.50	2033
2033	(4,368,520.38)	-	-	276,312.50	276,312.50	2034
2034	(5,208,477.89)	-	-	-	-	2035
2035	(5,829,103.34)	-	-	-	-	2036
2036	(6,088,431.81)	-	-	-	-	2037
2037	(6,356,188.47)	-	-	-	-	2038
2038	(6,641,800.13)	-	-	-	-	2039
2039	(6,927,545.87)	-	-	-	-	2040
2040	(7,222,578.35)	-	-	-	-	2041
2041	(7,527,199.39)	-	-	-	-	2042
2042	(7,841,720.62)	-	-	-	-	2043
2043	(8,166,463.78)	-	-	-	-	2044
2044	(8,501,761.10)	-	-	-	-	2045
2045	(8,847,955.58)	-	-	-	-	2046
2046	(9,205,401.38)	-	-	-	-	2047
2047	(9,574,464.17)	-	-	-	-	2048
2048	(9,955,521.49)	-	-	-	-	2049
2049	(10,348,963.19)	-	-	-	-	2050
2050	(10,755,191.73)	-	-	-	-	2051
2051	(11,174,622.71)	-	-	-	-	2052
2052	(11,607,685.19)	-	-	-	-	2053
2053	(12,054,822.20)	-	-	-	-	2054
2054	(12,516,491.16)	-	-	-	-	2055
2055	(12,993,164.37)	-	-	-	-	2056
2056	(13,485,329.45)	-	-	-	-	2057
2057	(13,993,489.90)	-	-	-	-	2058
2058	(14,518,165.57)	-	-	-	-	2059
2059	(15,059,893.19)	-	-	-	-	2060
	<u>\$ (277,400,998.93)</u>	<u>\$ -</u>				

**Westside  
Tax Increment Reinvestment Zone #30  
Participation**

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	\$ 0.541590	100%	\$ 0.541590	100.00%	\$ 317,281,925.24	\$ 318,039,113.47
Total	\$ 0.541590	100%	\$ 0.541590	100.00%	\$ 317,281,925.24	\$ 318,039,113.47

<sup>1</sup> Tax Increment Revenues exclude Interest Earned in TIRZ Fund.

**Westside  
Tax Increment Reinvestment Zone #30  
Collections**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution <sup>1</sup>	Tax Increment Revenues Collected <sup>2</sup>	Remaining/ (Refund)
City of San Antonio	September 30, 2060	N/A	\$ 16,501,418.23	N/A
Total		\$ -	\$ 16,501,418.23	\$ -

<sup>1</sup> Westside TIRZ is a City initiated TIRZ, and therefore does not have a Maximum Dollar Contribution.

<sup>2</sup> Tax Increment Revenues exclude Interest Earned in TIRZ Fund.

**Westside  
Tax Increment Reinvestment Zone #30**

Adjustment for Movement of 17 Parcels and Impact of Participation Increase from 90% to 100%

Fiscal Year	Before Realignment @ 90% Participation	After Realignment @ 90% Participation	Impact of Parcels Realignment	After Realignment @ 90% Participation	After Realignment Reduction / Increase Participation Level @ 100%	Impact of Increase Participation Level @ 100%	Total Impact
2025	\$ 3,352,529	\$ 3,229,488	\$ (123,041)	\$ 3,229,488	\$ 3,588,320	\$ 358,832	\$ 235,791
2026	3,522,555	3,393,835	(128,720)	3,393,835	3,770,927	377,093	248,373
2027	3,698,106	3,563,523	(134,583)	3,563,523	3,959,470	395,947	261,364
2028	3,879,362	3,738,726	(140,637)	3,738,726	4,154,140	415,414	274,777
2029	4,066,510	3,919,623	(146,887)	3,919,623	4,355,137	435,514	288,627
2030	4,259,740	4,106,399	(153,341)	4,106,399	4,562,666	456,267	302,926
2031	4,459,250	4,299,246	(160,004)	4,299,246	4,776,940	477,694	317,690
2032	4,665,243	4,498,360	(166,884)	4,498,360	4,998,177	499,818	332,934
Sub-Total	<u>\$ 31,903,295</u>	<u>\$ 30,749,198</u>	<u>\$ (1,154,096)</u>	<u>\$ 30,749,198</u>	<u>\$ 34,165,776</u>	<u>\$ 3,416,578</u>	<u>\$ 2,262,481</u>
2033	\$ 4,877,932	\$ 4,703,945	\$ (173,987)	\$ 4,703,945	\$ 5,226,605	\$ 522,661	\$ 348,673
2034	5,097,533	4,916,212	(181,321)	4,916,212	5,462,457	546,246	364,924
2035	5,324,271	5,135,377	(188,894)	5,135,377	5,705,974	570,597	381,703
2036	5,558,378	5,361,665	(196,713)	5,361,665	5,957,406	595,741	399,028
2037	5,800,094	5,595,308	(204,786)	5,595,308	6,217,009	621,701	416,915
2038	6,049,665	5,836,544	(213,121)	5,836,544	6,485,049	648,505	435,384
2039	6,307,347	6,085,620	(221,727)	6,085,620	6,761,800	676,180	454,453
2040	6,573,404	6,342,791	(230,613)	6,342,791	7,047,546	704,755	474,142
2041	6,848,108	6,608,321	(239,787)	6,608,321	7,342,578	734,258	494,470
2042	7,131,740	6,882,479	(249,260)	6,882,479	7,647,199	764,720	515,460
2043	7,424,590	7,165,549	(259,041)	7,165,549	7,961,721	796,172	537,131
2044	7,726,957	7,457,817	(269,139)	7,457,817	8,286,464	828,646	559,507
2045	8,039,151	7,759,585	(279,566)	7,759,585	8,621,761	862,176	582,610
2046	8,361,492	8,071,160	(290,332)	8,071,160	8,967,956	896,796	606,464
2047	8,694,309	8,392,861	(301,447)	8,392,861	9,325,401	932,540	631,093
2048	9,037,942	8,725,018	(312,924)	8,725,018	9,694,464	969,446	656,522
2049	9,392,743	9,067,969	(324,774)	9,067,969	10,075,521	1,007,552	682,778
2050	9,759,075	9,422,067	(337,009)	9,422,067	10,468,963	1,046,896	709,888
2051	10,137,314	9,787,673	(349,641)	9,787,673	10,875,192	1,087,519	737,878
2052	10,527,845	10,165,160	(362,684)	10,165,160	11,294,623	1,129,462	766,778
2053	10,931,068	10,554,917	(376,151)	10,554,917	11,727,685	1,172,769	796,617
2054	11,347,396	10,957,340	(390,056)	10,957,340	12,174,822	1,217,482	827,427
2055	11,777,254	11,372,842	(404,412)	11,372,842	12,636,491	1,263,649	859,237
2056	12,221,083	11,801,848	(419,235)	11,801,848	13,113,164	1,311,316	892,081
2057	12,679,337	12,244,797	(434,540)	12,244,797	13,605,329	1,360,533	925,993
2058	13,152,483	12,702,141	(450,342)	12,702,141	14,113,490	1,411,349	961,007
2059	13,641,007	13,174,349	(466,658)	13,174,349	14,638,166	1,463,817	997,158
2060	14,145,408	13,661,904	(483,504)	13,661,904	15,179,893	1,517,989	1,034,485
Sub-Total	<u>\$ 248,564,924</u>	<u>\$ 239,953,258</u>	<u>\$ (8,611,666)</u>	<u>\$ 239,953,258</u>	<u>\$ 266,614,731</u>	<u>\$ 26,661,473</u>	<u>\$ 18,049,807</u>
Total	<u><u>\$ 280,468,219</u></u>	<u><u>\$ 270,702,456</u></u>	<u><u>\$ (9,765,763)</u></u>	<u><u>\$ 270,702,456</u></u>	<u><u>\$ 300,780,507</u></u>	<u><u>\$ 30,078,051</u></u>	<u><u>\$ 20,312,288</u></u>