AMENDED PROJECT AREA BUDGET

REDEVELOPMENT AGENCY OF THE CITY OF ST. GEORGE TECH RIDGE COMMUNITY DEVELOPMENT PROJECT AREA (CDA) 2023

CITY OF ST. GEORGE, UTAH







NOTICING VERSION DATED:

SEPTEMBER 25, 2023 (SUBSEQUENT REVISIONS AS OF 10.21.2023)







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Section 1: Introduction

The Redevelopment Agency of the City of St. George (the "Agency"), following thorough consideration of the needs and desires of the City of St George (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Amended Project Area Plan (the "Amended Plan" or Plan") for the TECH RIDGE COMMUNITY DEVELOPMENT PROJECT AREA (the "Amended Project Area" or "Project Area") formerly known as the St. George Airport Community Development Project Area. The Amended Plan is the result of a comprehensive evaluation of changes to the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area since its creation. The Amended Plan is envisioned to define changes to the method and means of development for the Amended Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Amended Project Area. This **Amended Project Area Budget** document (the "Budget") is predicated upon certain elements, objectives and conditions outlined in the Amended Plan and intended to be used as a financing tool to assist the Agency in meeting Amended Plan objectives discussed herein and more specifically referenced and identified in the Amended Plan.

These changes in the Amended Project Area are being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the amendment process of the Amended Project Area.

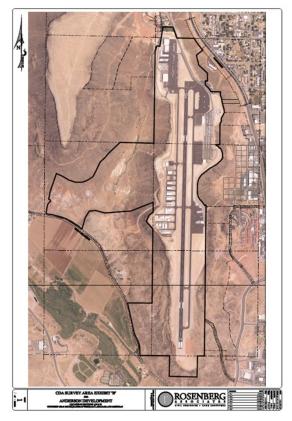
Section 2: Description of Amended Community Development Project Area

The Amended Plan focuses on the area west of Bluff Street and east of Indian Hills Drive. The entire ridgeline south of 265 South Street generally outlines the project area. The current land use in the Project Area is Commercial and educational facilities.

The image to the right displays a small version of the Amended Project Area. **Exhibit A** shows a full-size version of the Amended Project Area boundaries.

Section 3: General Overview of Amended Project Area Budget

The purpose of this Amended Project Area Budget is to provide the financial framework necessary to implement the Amended Project Area Plan vision and objectives. The Amended Project Area Plan has identified that tax increment financing remains essential to meet the objectives identified and outlined in the Amended Plan. The following information will detail the sources and uses of Tax Increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of this Amended Project Area Budget.



Base Year Value

The Agency has determined that the base year property tax value for the Amended Project Area will change because the Amended Project Area encompasses a smaller area and therefore the acreage will decrease. However, the base year will remain the original 2008 approved base year value of \$1,941,120. Using the 2022 tax rates established within the Project Area the property taxes levied equate to \$13,339 annually. Accordingly,



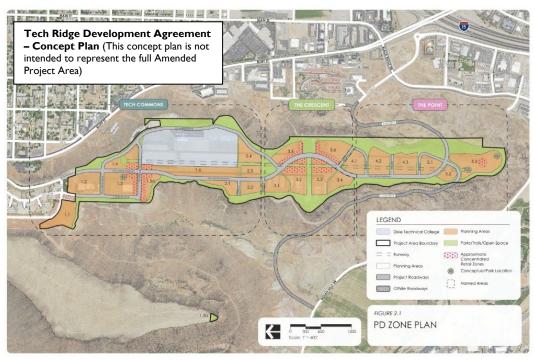


this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied. Moreover, at build-out, the combined value of the Amended Project Area is expected to be over **\$1.172 billion**.

It is important to note that because the Amended Project Area will be split into three tranches, the Base Year Value is divided by three and then increased incrementally as each of the three tranches are triggered. This is shown in the attached **Amended Multi-Year Budget** in **Exhibit B**.

Trigger Year & Tranches

There are three named areas of future development within the Amended Project Area. These areas have differing development completion schedules. For this reason, a "tranching" (or phasing) approach of up to three separate tranches would be most beneficial to use for the taxing entities and the Developer. The image below shows how the development will be divided into three named areas and five districts.



The Trigger year and start of the first tranche is anticipated to be between January 1, 2024, and December 31, 2026. This tranche is expected to reflect all areas of the project currently developed or currently in the process of being developed throughout districts 1, 2, 3, 4, and 5. Tranche 1 is also expected to include the Black Ridge Cove development. The second tranche is anticipated to be triggered between January 1, 2027, and December 31, 2029. This tranche is expected to be a third of the development spread out through districts 1, 2, 3, 4, and 5 that has been developed or is anticipated to be developed during that time period. The third tranche is anticipated to be triggered between January 1, 2030, and December 31, 2032. This tranche will be the remaining parcels not accounted for in tranche 1 or tranche 2. It is intended that each tranche, once triggered, will have a collection period of 26 years. Regardless of each tranche's trigger date, the Amended Project Area may only collect increment for up to a total period of 32 years. This 32-year period will begin no later than January 1, 2024, and will continue until December 31, 2055.

This Amended Project Area Budget, including the discussion and narrative of the trigger years, tranche mechanism, and other information is an overview of the anticipated participation by all taxing entities. Definitive and specific approval of the tranches, time periods, percentage of tax increment and participation particulars will be outlined under each of the Amended Interlocal Agreements that will be entered into by and between the Redevelopment Agency of the City of St. George and the participating taxing entities.





Projected Tax Increment Revenue – Total Generation

As described and specifically referenced in the Amended Project Area Plan, the development within the Amended Project Area has commenced and will further commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development activity will ramp up within the Amended Project Area in 2023 and 2024. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Amended Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following the trigger of the selected tranche, and Real Property Tax Increment will generally be paid to the Agency in December or January. Personal Property taxes will generally be paid to the Agency in June or July. It is projected that property Tax Increment generation within the Project Area could begin as early as 2024 or as late as 2026. It is currently estimated that during the 32-year maximum life of the Amended Project Area Budget (three 26-year tranches), property tax increment could be generated within the Amended Project Area in the approximate amount of \$107,580,276 or at a net present value (NPV)¹ \$43,223,822. This net present value estimate is based on the following assumptions: (i) absorption of the development as provided by Tech Ridge, LLC (Developer), (ii) using the 2022 tax rates as the tax rates throughout the collection period, and (iii) using a discount rate of 6.00%, which is consistent with current market rates for financing public infrastructure. It is anticipated that there will be a maximum cap amount of Tax Increment available for the Amended Project Area. The maximum cap amount is \$50M in net present value terms.

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving tax revenue from the property within the Project Area ("Base Taxes"). The 2008 assessed value of the Project Area is anticipated to be used for purposes of the Budget and Interlocal Agreements as the Base Taxable Value as defined in the Plan and Act. The 2008 assessed value and original adopted Base Year Value was \$1,941,120. Based upon the tax rates in the area, the collective taxing entities are receiving \$13,339 in property tax annually from this Project Area. This equates to approximately \$426,848 over the life of the Project Area.

Property Tax Increment Shared with RDA

All taxing entities that receive property tax generated within the Amended Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. As with the original plan, it is anticipated that all taxing entities will contribute an estimated 75% of their respective Tax Increment for each 26-year period on each of up to the three tranches of the project. This will be further evidenced by interlocal agreements (amended from time to time) between the Agency and each of the taxing entities. **Table 4.1** shows the estimated amount of Tax Increment shared with the Agency assuming the participation levels discussed above and consistent with the assumptions referenced above.

TABLE 4.1: Sources of Tax Increment Funds (Over the Life of the Project)

Entity	Percentage	Length Per Tranche	Total	NPV at 6%
Washington County	75%	26 Years	\$10,650,538	\$3,952,108
Washington County School District	75%	26 Years	73,039,042	30,406,563
St. George City	75%	26 Years	15,362,477	5,700,573
Washington County Water Conservancy District	75%	26 Years	8,080,390	2,998,400
Southwest Mosquito Abatement and Control District	75%	26 Years	447,829	166,178
Total Sources of Tax Increment Funds			\$107,580,276	\$43,223,822

¹ Net Present Value of future cash flows assumes a 6% discount rate. The same 6% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of Tax Increment to the respective taxing entities.





Pass Through Property Tax Increment to Taxing Entities

All taxing entities that receive property tax generated within the Amended Project Area, as detailed above, will also retain a portion of increment generation. It is anticipated that all taxing entities will retain an estimated 25% of their respective Tax Increment from each 26-year tranche of the project. Additionally, when a tranche ends, all Tax Increment generated in that specific tranche will then go to each taxing entity rather than the Agency for that tranche. **Table 4.2** shows the amount of Tax Increment that will pass through to taxing entities.

TABLE 4.2: PASS THROUGH TAX INCREMENT FUNDS TO TAXING ENTITIES (OVER THE LIFE OF THE PROJECT)

Entity	Percentage	Length Per Tranche	Total	NPV at 6%
Washington County	25%	26 Years	\$5,154,249	1,595,686
Washington County School District	25%	26 Years	74,260,418	21,298,472
St. George City	25%	26 Years	7,434,556	2,301,638
Washington County Water Conservancy District	25%	26 Years	3,910,445	1,210,621
Southwest Mosquito Abatement and Control District	25%	26 Years	216,723	67,095
Total Sources of Tax Increment Funds			\$90,976,392	\$26,473,511

Uses of Tax Increment

As depicted in **Table 4.3** below, the Agency may use 2.5% of the Tax Increment to administer the CDA. The remaining Tax Increment collected by the Agency (97.5%) is intended to be used for redevelopment activities incurred by the City or others within the Amended Project Area. Redevelopment Activities include offsetting certain on-site public infrastructure costs, land assemblage, economic development incentives, job creation incentives, Agency requested improvements and upgrades, desirable Amended Project Area improvements, and other redevelopment activities as approved by the Agency. Although affordable housing is not required in this Amended Project Area, the Agency may set aside a portion of Tax Increment for affordable housing within the Amended Project Area or other areas within the Agency's boundaries as it sees fit. The maximum cap amount under this Amended Project Area Plan is **\$50M** and to the extent the actual Tax Increment generated is less than the \$50M cap amount or the \$43.3M estimated, other resources and funding will be utilized, or certain lower priority amenities and improvements will be left unfunded.

TABLE 4.3: USES OF TAX INCREMENT

Entity	Delegated Amount/Cost	Percentage of Total
Project Area Administration	1,250,000	2.5%
Business Incentives	2,255,000	4.5%
Roadway Improvements	34,484,282	69.0%
Parks & Trail Improvements	7,235,965	14.5%
Sub-Total	45,225,247	
Other critical infrastructure, support, and construction inflation	4,774,753	9.6%
Total Sources of Tax Increment Funds	\$50,000,000*	100.00%

A multi-year projection of Tax Increment is included in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described below in **Table 4.4**, the collective taxing entities should be receiving approximately **\$13,339** in property taxes annually from this Amended Project Area. At the end of the project, an additional **\$8,059,355** in property taxes annually is anticipated.





TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Washington County	\$1,062	\$641,512	\$642,573
Washington County School District	9,896	5,978,841	5,978,841
St. George City	1,532	925,325	926,856
Washington County Water Conservancy District	806	486,704	487,510
Southwest Mosquito Abatement and Control District	45	26,974	27,019
Total Revenue	\$13,339	\$8,059,355	\$8,059,355





Section 5: Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, tax increment participation levels, public infrastructure, land assemblage, and incentive needs, the following tables **(Tables 5.1-5.6)** outline the benefits (revenues) and costs (expenditures) anticipated in the Amended Project Area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed community development will create a substantial net benefit to the City and the other taxing entities that levy a tax within the Amended Project Area.

Additional Revenues

The development within the Amended Project Area will also generate sales taxes for the City and County. **Table 5.1** shows the total revenues estimated to be generated by the Amended Project Area for these two taxing entities. This total includes the anticipated property Tax Increment and sales and use tax.

TABLE 5.1: TOTAL CITY AND COUNTY TAX REVENUES (2024-2063)

Entity	Total Tax Revenues
Washington County	\$94,626,788
St. George City	55,000,696
Total Sources of Tax Increment Funds	\$149,627,484

TABLE 5.2: PARTICIPATED TAX INCREMENT FUNDS (2024-2055)

Entity	Percentage	Length Per Tranche	Total	NPV at 6%
Washington County	75%	20 Years	\$10,650,538	\$3,952,108
Washington County School District	75%	20 Years	73,039,042	30,406,563
St. George City	75%	20 Years	15,362,477	5,700,573
Washington County Water Conservancy District	75%	20 Years	8,080,390	2,998,400
Southwest Mosquito Abatement and Control District	75%	20 Years	447,829	166,176
Total Sources of Tax Increment Funds			\$107,580,276	\$43,223,822

TABLE 5.3: BENEFIT ANALYSIS FOR TAXING ENTITIES (2024-2063)

Entity	Property Taxes	City Revenues	County Revenues	School District Revenues	Total Incremental Revenues
Washington County	\$20,936,880	•	\$94,626,787	•	\$115,563,667
Washington County School District	195,130,186	•	-	•	195,130,186
St. George City	30,199,631	\$55,000,696	•	•	85,200,327
Washington County Water Conservancy District	15,884,470	•	-	•	15,884,470
Southwest Mosquito Abatement and Control District	880,344	•	-	•	880,344
Total Revenue	\$263,031,511	\$55,000,696	\$94,626,787	•	\$412,658,994

TABLE 5.4: COST ANALYSIS FOR TAXING ENTITIES (2024-2063)

Entity	CDA Budget	City Expenditure s	County Expenditures	School District Expenditures	Water District Expenditures	Mosquito District Expenditures	Total Incremental Expenditures
Washington County	\$10,650,538	-	\$74,058,337	ı	•	-	\$84,708,875
Washington County School District	73,039,042	-	1	15,690,888	-	-	88,729,930
St. George City	15,362,477	39,686,118	-	ı	-	-	55,048,595
Washington County Water Conservancy District	8,080,390	-	1	-	1,588,447	-	9,668,837
Southwest Mosquito Abatement and Control District	447,829	-	-	-	-	88,034	535,863





Total Expenditures \$107,580,276 \$39,686,118 \$74,058,337 \$15,690,888 \$1,588,447 \$58,535 \$238,692,100

TABLE 5.5: COST/BENEFIT ANALYSIS FOR CITY (2024-20)	063)
City Revenues	Total Incremental Revenues
Property Tax (Increment)	\$30,199,631
Sales Tax	19,244,631
Transient Room Tax	11,321,575
Road Funds (Class B/C)	260,813
Energy Sales & Use tax (Natural Gas)	4,997,348
Energy Sales & Use tax (Electric)	19,176,330
TOTAL REVENUES	\$85,200,327
City Expenditures	Total Expenses
CDA Budget	\$15,362,477
General Government Services	6,064,660
Public Safety Services	11,888,176
Economic Vitality and Housing	1,396,220
Public Works Services	2,929,009
Community Development	775,071
Golf	2,588,815
Leisure Services	5,382,088
Debt Services & Transfers	8,662,080
TOTAL EXPENDITURES	\$55,048,595
Total Revenues minus Expenditures	\$30,151,732

The City's net benefit from the Project Area is estimated to be \$30.151 million. The total net benefit to the taxing entities is \$173.97 million or the total benefit \$412.66 million minus the CDA budget and additional costs to the taxing entities of \$238.69 million.

TABLE 5.5: NET BENEFIT

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Entity	Additional Revenues	Minus	Additional Costs	Equals	Total Net Benefit
St. George City	\$85,200,327	-	\$55,048,595	=	\$30,151,732
Washington County	115,563,667	-	84,708,875	=	30,854,792
Washington County SD	195,130,186	-	88,729,930	=	106,400,256
WCWCD	15,884,470	-	9,668,837	=	6,215,633
Mosquito Abatement Dist.	880,344	-	535,863	=	344,481
Total	\$412,658,994	-	\$238,692,100	=	\$173,966,894





Section 6: Amended Project Area Priorities

The Amended Project Area is located at a prime location for economic development centered within the City, and in an area that is anticipating commercial, office, and residential development demand. There are, however, hurdles that are preventing further development of the Amended Project Area. Because the Amended Project Area land is primarily owned by the City, most of it is tax exempt, and taxing entities currently receive minimal property tax from the land. Development of the Project Area will cause 355 acres to become taxable on the County assessment rolls. But for the creation of the Amended Project Area and the public financial participation, most of the planned development will likely not get constructed and other developments will be delayed several years. It will be nearly impossible to create continuity between many parcels in the project area and realize the City's vision without the creation of the Amended Project Area and public financial participation.

Development plans have been instituted, and it is known that parking, roads, access points, energy, water, storm water, and sewer are costs that are cohesive with the General Plan of the City. Incremental property taxes will be used to defray a portion of these costs. **Table 6.1** below depicts estimates of the participated Tax Increment funds through the life of the project for a total of \$107,580,276 and an NPV total of \$43,223,822. This net present value estimate is based on the following assumptions: (i) absorption of the development as provided by Tech Ridge, LLC (Developer), (ii) using the 2022 tax rates as the tax rates throughout the collection period, and (iii) using a discount rate of 6.00%, which is consistent with current market rates for financing public infrastructure. It is anticipated that there will be a maximum cap amount of Tax Increment available for the Amended Project Area. The maximum cap amount is \$50M in net present value terms.

TABLE 6.1: ESTIMATED TAX INCREMENT FUNDS PARTICIPATED IN AMENDED PROJECT AREA PLAN

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Entity	Percentage	Length Per Tranche	Total	NPV at 6%
Washington County	75%	26 Years	\$10,650,538	\$3,952,108
Washington County School District	75%	26 Years	73,039,042	30,406,563
St. George City	75%	26 Years	15,362,477	5,700,573
The Washington County Water Conservancy District	75%	26 Years	8,080,390	2,998,400
Southwest Mosquito Abatement and Control District	75%	26 Years	447,829	166,178
Total Sources of Tax Increment Funds			\$107,580,276	\$43,223,822

Table 6.2 below displays how the estimated incremental property taxes may be distributed to priorities of the Project Area. The following priorities and public infrastructure are eligible to receive, be reimbursed with, or utilize Tax Increment funds from the Amended Project Area. The Agency may execute other eligible priorities, including economic development incentives, as it sees fit. Any reimbursements given to developers will be governed by a separate Development Participation Agreement. It is important to note that this list of example priorities and infrastructure projects are not exhaustive, or exclusive, or listed in order of priority.

TABLE 6.2: EXAMPLE PRIORITIES AND INFRASTRUCTURE PROJECTS (IN CURRENT OR PRESENT VALUE DOLLAR TERMS)

Uses of Tax Increment	Delegated Amount/Cost	Percentage of Total
Project Area Administration (2.5%)	\$1,250,000	2.5%
Business Incentives (5%)	2,500,000	5.0%
East Access Road	6,900,000	13.8%
Tech Ridge Parkway Reconstruction	870,870	1.7%
Tech Ridge Parkway Phase 3	6,479,307	13.0%
Tech Ridge Drive Reconstruction	1,350,040	2.7%
Donlee Dr./Knowledge Way/390 S	3,094,300	6.2%





TABLE 6.2: EXAMPLE PRIORITIES AND INFRASTRUCTURE PROJECTS (IN CURRENT OR PRESENT VALUE DOLLAR TERMS)

Uses of Tax Increment (Continued)	Delegated Amount/Cost	Percentage of Total
Secondary Access Roads(1) (1/3 or A and B)	\$1,257,882	2.5%
West Rim Trail North (Phase 1)	615,450	1.2%
West Rim Trail Mid (Phase 2)	1,282,765	2.6%
West Concrete Stairs	719,400	1.4%
West Rim Trail South (Phase 3)	1,211,100	2.4%
South Rim Trail	620,400	1.2%
East Rim Trail North (Phase 1)	679,800	1.4%
East Rim Trail Mid (Phase 2)	1,155,000	2.3%
East Rim Trail South (Phase 3)	952,050	1.9%
West Access Road	6,167,070	12.3%
Tech Ridge Phase 1 Roadway Improvements	3,972,360	7.9%
Tech Ridge Phase 2b Roadway Improvements	3,926,386	7.9%
Tech Ridge Utilities	421,000	0.8%
Tech Ridge Detention Pond	45,067	0.1%
District Roadways	1,767,823	3.5%
Affordable Housing Incentive	2,500,000	5.0%
Other eligible expenditures (construction inflation & infrastructure)	261,930.00	0.5%
Total Uses of Tax Increment	50,000,000	100%

^{*}The Delegated Amount/Costs referenced in Table 6.2 are estimates and are subject to change.





Exhibit A: Amended Project Area Map

Map of Proposed Project Area Boundaries

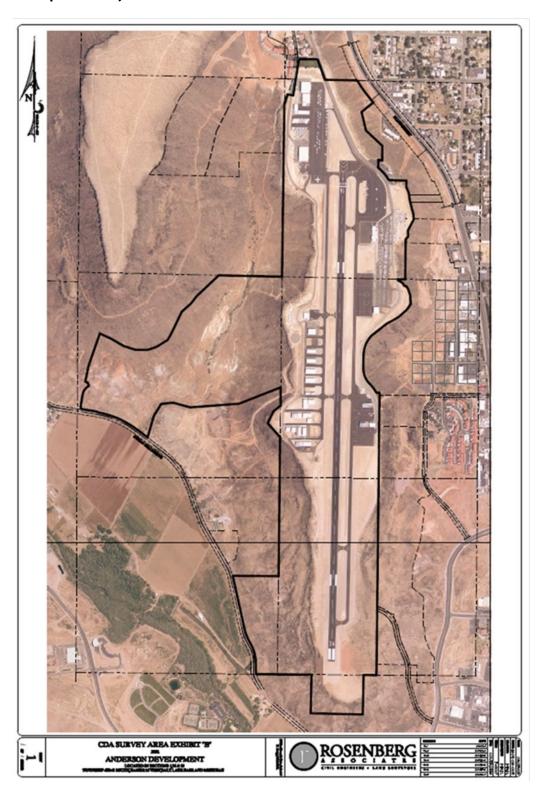


Exhibit B: Amended Multi-Year Budget

TECH RIDGE COMMUNITY DEVELOPMENT PROJECT AREA (CDA) Multi-Year Property Tax Increment Budget - (26-Year with 3 TIF Tranches and Residential TIF through 2040)

Participation Rate

	Payment Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
INCREMENTAL TAX ANALYSIS:	Tax Year	2023	2023	2025	2026	2027	2028	2029	2030	2032	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042	2042	2043	2043	2045	2046	2047	2048	2049	2050	2052	2052	2053	2000	TOTALS NPV
umulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31 \	'ear 32	
ranche 1		1	1	1	1	1	1	1	11	1	1	11	1	11	11	11	1	11	1	1	11	1	1	1	1	11	1	0	0	0	0	0	0	
Base Year Value (Project Area)		647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	-	-		-	-		
For Sale Residential		7 705 005	47 705 005	- 07 007 000		400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	400 500 070	-			-	-		
Office	1	1,135,995	17,735,995	67,987,980 10.241.018	88,679,974 17.556.032	24.871.045	100,503,970 24,871,045	100,503,970 24.871.045	100,503,970 24,871,045	100,503,970 24.871.045	24.871.045	24.871.045	100,503,970 24,871,045	24.871.045	100,503,970 24.871.045	100,503,970 24,871,045	100,503,970 24.871.045	100,503,970 24.871.045	100,503,970 24.871.045	100,503,970 24.871.045	100,503,970 24,871,045	100,503,970 24,871,045	100,503,970 24.871.045	100,503,970 24,871,045	100,503,970 24.871.045	100,503,970 24,871,045	100,503,970 24,871,045	-			-	-		
Hotel		-	-	10,241,010	17,556,032	17,206,389		17,206,389	17.206.389	17,206,389	17.206.389	17.206.389	17.206.389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	17,206,389	-	-		-	-		
Office Mixed-Use		-		21,287,670	21.287.670	21.287.670		21.287.670	21.287.670	21.287.670	21,287,670	,,	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670	21,287,670							
Residential Mixed Use		-	-					118,248,748	,,	,,	118,248,748				118,248,748	118,248,748	118,248,748	118,248,748	118,248,748	118,248,748		118,248,748	118,248,748		118,248,748	118,248,748	118,248,748	-		-	-			
Tranche 1 Taxable Value	1	8,383,035	18,383,035								282,764,862						282,764,862			282,764,862				-, -, -,	282,764,862		282,764,862							
Tranche 2		0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	
Base Year Value (Project Area)		-	-		647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	-	-	-	
For Sale Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office		-	-	-	5,911,998	5,911,998	.,. ,	35,471,989	53,207,984	67,987,980	85,723,975	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971		01,011,011	97,547,971	-	-	-	
Retail Hotel		-	-	-	2,194,504	3,657,507	13,898,525 17,206,389	20,482,037 17,206,389	24,139,544 34 412 778	24,139,544 34.412.778	24,139,544 34.412.778	24,139,544 34,412,778	24,139,544 34.412.778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34.412.778	24,139,544 34.412.778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34.412.778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34.412.778	24,139,544 34,412,778	24,139,544 34,412,778	24,139,544 34.412.778	-	-		
Office Mixed-Use		-	-	-		-	16.278.806	16.278.806	16.278.806	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20,661,562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20.661.562	20 661 562	20 661 562	20 661 562	20.661.562		-		
Residential Mixed Use		- 1	-	-		-	59.124.374	,=,	118.248.748	177.373.122	236.497.496	236.497.496	236,497,496	236.497.496	236.497.496	236.497.496	236.497.496	236.497.496	236.497.496	236.497.496	236.497.496	236.497.496	236.497.496	236,497,496	236.497.496	236.497.496	236.497.496	236,497,496	236.497.496	236.497.496	-	-		
Tranche 2 New Assessed Value					8,753,542	10,216,545		-, -, -,	246,934,900	325,222,025	402,082,393	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	, . ,	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	413,906,390	-	-		
Tranche 3		0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Base Year Value (Project Area)		-	-	-	-	-	-	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	647,040	
For Sale Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	
Office		-	-	-	-	-	-	-	-	-	-	-	17,735,995	32,515,990	50,251,985	65,031,981	82,767,975	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	97,547,971	01,011,011	7,547,971	
Retail		-	-	-	-	-	-	-	2,926,005	9,509,517	16,093,029	22,676,541	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544	24,139,544		4,139,544	
Hotel		-	-	-	-	-	-	-	-		17,206,389	17,206,389		34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778	34,412,778		4,412,778	
Office Mixed-Use		-	-	-	-	-	-	-	-	11,896,051	11,896,051	11,896,051	20,661,562	20,661,562	20,661,562 118.248.748	20,661,562 177,373,122	20,661,562	20,661,562	20,661,562	20,661,562	20,661,562	20,661,562	20,661,562	20,661,562 236,497,496	20,661,562 236,497,496	20,661,562 236,497,496	20,661,562		20,661,562	20,661,562	20,661,562	20,661,562 2 236,497,496 23	0,661,562	
Residential Mixed Use Tranche 3 New Assessed Value			-	-	-	-	-	6/7 0/0	3 573 D/JE	22 052 609	45,842,509	52 426 024	59,124,374 156,721,292	118,248,748	118,248,748 248,361,656	322 266 026	236,497,496 399 126 394	236,497,496 413,906,390	236,497,496 413,906,390	236,497,496 413,906,390		236,497,496 413,906,390	413 906 390	236,497,496 413,906,390	413 906 390	236,497,496 413,906,390						236,497,496 23 413,906,390 41		
BLACK RIDGE COVE RESIDENTIAL PROJECT		-	-	-		-	-	047,040	3,373,043	22,032,000	40,042,009	32,420,021	130,721,232	230,023,001	240,301,030	322,200,020	399,120,394	413,500,350	413,300,330	413,300,330	413,300,330	413,900,390	413,900,390	413,900,390	413,300,330	413,900,390	413,900,390	413,300,330	413,300,330	413,300,330	413,300,330	413,300,330 41	3,300,330	
Total Taxable Value	4	1.843.600	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64,145,100	64.145.100	64.145.100	64.145.100	64,145,100	64.145.100	64.145.100	64,145,100	64,145,100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64.145.100	64,145,100 6	4.145.100	
Less Base Year Value		647,040	647,040	647,040	1,294,080										1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,941,120	1,294,080	1,294,080	1,294,080			647,040	
TOTAL INCREMENTAL VALUE:	5	9,579,595	81,881,095	222,786,142	335,230,414	355,832,426	476,419,009	553,950,891	595,476,786	692,243,474	792,893,744	811,301,252	915,596,523	989,500,893	1,007,236,888	1,081,141,257	1,158,001,626	1,172,781,621	1,172,781,621	1,172,781,621	1,172,781,621	1,172,781,621	1,172,781,621	1,172,781,621	1,172,781,621	1,172,781,621								
Value of Untriggered/Expired Tranches							-				-					•			•				-	•	•		•	282,117,822	282,117,822	282,117,822	695,377,171	695,377,171 69	5,377,171	
TAX RATE & INCREMENT ANALYSIS:	2022 Rates	00 500	44 700	101.001	400.074	101.010	202.004	200 044	005 700	070.057	100 710	440 700	500.004	544.057	550.050	504.004	000 407	044.540	044.540	044.540	044.540	044.540	044.540	044.540	244.542	044.540	044.540	107 100	107 100	107 100	204.440	201.112	201 110	
Washington County (net of assessment/collection rate)	0.000547 0.005098	32,590 303.737	44,789 417,430	121,864 1.135,764	183,371	194,640 1.814.034	260,601 2.428.784	303,011 2.824.042	325,726 3.035.741	378,657 3.529.057	433,713 4.042,172	443,782 4.136.014	500,831 4.667.711	541,257 5.044.476	550,959 5.134.894	591,384 5.511.658	633,427 5.903.492	641,512 5.978.841	641,512 5.978.841	641,512 2.964.680	641,512 2.964.680	641,512 2.964.680	641,512 2.964.680	641,512 2.964.680	641,512 2.964.680	641,512 2.964.680	641,512 2.964,680	487,193 2,129,276	487,193 2,129,276	487,193 2,129,276	261,140 1.228,144	261,140 1,228,144		14,200,718 5,269,47 97,385,389 40,542,08
Washington County School District St. George City	0.005096	47,008	64,604	175.778	264,497	280,752	375,895	437,067	469,831	546,180	625,593	640.117	722,406	780,716	794,710	853,020	913,663	925,325	925,325	925,325	925,325	925,325	925,325	925,325	925,325	925,325	925,325	702,734	702,734	702,734	376,672	376,672	,	20,483,302 7,600,76
Washington County Water Conservancy District	0.000703	24,726	33.981	92,456	139,121	147.670	197,714	229,890	247,123	287.281	329,051	336,690	379,973	410,643	418.003	448.674	480.571	486,704	486,704	486,704	486,704	486.704	486.704	486.704	486,704	486.704	486,704	369,625	369,625	369,625	198,123	198,123		10.773.854 3.997.86
Southwest Mosquito Abatement and Control District	0.000023	1,370	1,883	5,124	7,710	8,184	10,958	12,741	13,696	15,922	18,237	18,660	21,059	22,759	23,166	24,866	26,634	26,974	26,974	26,974	26,974	26,974	26,974	26,974	26,974	26,974	26,974	20,485	20,485	20,485	10,980	10,980	10,980	597,105 221,56
Totals:	0.006872	409,431	562,687	1,530,986	2,303,703	2,445,280		3,806,751	4,092,116	4,757,097	5,448,766	5,575,262	6,291,979	6,799,850	6,921,732	7,429,603	7,957,787	8,059,355	8,059,355	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	3,709,313	3,709,313	3,709,313	2,075,059			13,440,368 57,631,76
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	0.006872	409,431	562,687	1,530,986	2,303,703	2,445,280	3,273,951	3,806,751	4,092,116	4,757,097	5,448,766	5,575,262	6,291,979	6,799,850	6,921,732	7,429,603	7,957,787	8,059,355	8,059,355	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	5,045,195	3,709,313	3,709,313	3,709,313	2,075,059	2,075,059	2,075,059 14	13,440,368 57,631,76
TAX RATE & INCREMENT ANALYSIS ON EXPIRED TRANCHES																																		
Washington County (net of assessment/collection rate)	0.000547	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.014.101	2.014.101	2.014.101	2 044 464	2.044.464	2 044 464	2.014.101	2 014 101	154,318	154,318	154,318	380,371	380,371		1,604,069 278,31
Washington County School District	0.005098 0.000789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,849,565 222,591	3,849,565 222,591	3,849,565 222,591	4,750,697 548.653	4,750,697 548.653		19,914,071 11,162,95 2.313,731 401.44
St. George City Washington County Water Conservancy District	0.000769	-	-	-	-	-	-	-	-	-	-	-	-	-						-						-		117,079	117,079	117,079	288,582	288,582	,	1,216,981 211,15
Southwest Mosquito Abatement and Control District	0.000023			-						-					-	-	-	-			-	-	-	-		-	-	6.489	6.489	6.489	15.994	15.994	15.994	67.447 11.70
Totals:	0.006872	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	3,014,161	4,350,042	4,350,042	4,350,042	5,984,296	5,984,296	-,	55,116,300 12,065,57
TOTAL REVENUE FOR ENTITIES ON EXPIRED TRANCHES:		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$3,014,161	\$3,014,161	\$3,014,161	\$3,014,161	\$3,014,161	\$3,014,161	\$3,014,161	\$3,014,161	4,350,042	4,350,042	4,350,042	5,984,296	5,984,296	5,984,296 5	55,116,300 12,065,57
		409,431	562,687	1,530,986	2,303,703	2,445,280	3,273,951	3,806,751	4,092,116	4,757,097	5,448,766	5,575,262	6,291,979	6,799,850	6,921,732	7,429,603	7,957,787	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355	8,059,355 19	98,556,668 69,697,33
PROJECT AREA BUDGET		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Sources of Funds:		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054 T	TOTALS NPV
Property Tax Participation Rate for Budget Washington County (net of assessment/collection rate)		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Washington County (net of assessment/collection rate) Washington County School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
		70	750	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
		75%	75%					750/	7501		750/	750/	700	2001		2.22			2.77			4.44		750/	75%	75%	75%	75%	75%	75%				
St. George City Washington County Water Conservancy District		75% 75%	75% 75%	75%	75%	75%	75%	75%	75%	75%	/5%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	13/0	1070	1070	1070		1070	75%	75%	75%	
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District			75% 75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75%	75% 75%	75% 75%	75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75% 75%	75%	75%	75%	75%	75%	75%	75%	75% 75%	75% 75%	75% 75%	
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget		75% 75%	75% 75% 75%	75% 75%	75% 75%	75% 75%	1070	75%	75% 75%	75% 75%	75%	75% 75%	75% 75%	75% 75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75% 75%	75%	75% 75%	
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate)		75% 75% 24,443	75% 75% 75% 33,592	75% 75% 91,398	75% 75% 137,528	75% 75% 145,980	195,451	75% 75%	75% 75% 244,294	75% 75% 283,993	75% 75% 325,285	75% 75% 332,836	75% 75% 375,623	75% 75% 405,943	75% 413,219	75% 443,538	75% 475,070	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 481,134	75% 365,395	75% 365,395	75% 365,395	75% 75%	75% 195,855	,	10,650,538 3,952,10
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District		75% 75% 24,443 227,803	313,072	851,823	1,281,753	1,360,525	195,451 1,821,588	2,118,031	2,276,805	2,646,793	3,031,629	3,102,010	3,500,783	3,783,357	413,219 3,851,170	75% 443,538 4,133,744	475,070 4,427,619	75% 481,134 4,484,131	75% 481,134 4,484,131	75% 481,134 2,223,510	75% 481,134 2,223,510	75% 481,134 2,223,510	75% 481,134 2,223,510	75% 481,134 2,223,510	75% 481,134 2,223,510	75% 481,134 2,223,510	481,134 2,223,510	1,596,957	1,596,957	1,596,957	921,108	75% 195,855 921,108	921,108 7	73,039,042 30,406,56
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City		75% 75% 24,443 227,803 35,256	313,072 48,453	851,823 131,834	1,281,753 198,373	1,360,525 210,564	195,451 1,821,588 281,921	2,118,031 327,800	2,276,805 352,373	2,646,793 409,635	3,031,629 469,195	3,102,010 480,088	3,500,783 541,804	3,783,357 585,537	75% 413,219 3,851,170 596,032	75% 443,538 4,133,744 639,765	475,070 4,427,619 685,247	75% 481,134 4,484,131 693,994	75% 481,134 4,484,131 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	75% 481,134 2,223,510 693,994	1,596,957 527,050	1,596,957 527,050	1,596,957 527,050	921,108 282,504	75% 195,855 921,108 282,504	921,108 7 282,504 1	73,039,042 30,406,56 15,362,477 5,700,57
St. George City Washington County Water Conservancy District Southwest Nosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District		75% 75% 24,443 227,803 35,256 18,544	313,072 48,453 25,485	851,823 131,834 69,342	1,281,753 198,373 104,340	1,360,525 210,564 110,753	195,451 1,821,588 281,921 148,285	2,118,031 327,800 172,417	2,276,805 352,373 185,342	2,646,793 409,635 215,461	3,031,629 469,195 246,788	3,102,010 480,088 252,518	3,500,783 541,804 284,979	3,783,357 585,537 307,982	75% 413,219 3,851,170 596,032 313,502	75% 443,538 4,133,744 639,765 336,505	75% 475,070 4,427,619 685,247 360,428	75% 481,134 4,484,131 693,994 365,028	75% 481,134 4,484,131 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510	75% 481,134 2,223,510	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	1,596,957 527,050 277,219	1,596,957 527,050 277,219	1,596,957 527,050 277,219	921,108 282,504 148,592	75% 195,855 921,108 282,504 148,592	921,108 7 282,504 1 148,592	73,039,042 30,406,56
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District		75% 75% 24,443 227,803 35,256 18,544 1,028	313,072 48,453 25,485 1,412	851,823 131,834 69,342 3,843	1,281,753 198,373 104,340 5,783	1,360,525 210,564 110,753 6,138	195,451 1,821,588 281,921 148,285 8,218	2,118,031 327,800 172,417 9,556	2,276,805 352,373 185,342 10,272	2,646,793 409,635 215,461 11,941	3,031,629 469,195 246,788 13,677	3,102,010 480,088 252,518 13,995	3,500,783 541,804 284,979 15,794	3,783,357 585,537 307,982 17,069	75% 413,219 3,851,170 596,032 313,502 17,375	75% 443,538 4,133,744 639,765 336,505 18,650	75% 475,070 4,427,619 685,247 360,428 19,976	75% 481,134 4,484,131 693,994 365,028 20,230	75% 481,134 4,484,131 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	1,596,957 527,050 277,219 15,364	1,596,957 527,050 277,219 15,364	1,596,957 527,050 277,219 15,364	921,108 282,504 148,592 8,235	75% 195,855 921,108 282,504 148,592 8,235	921,108 7 282,504 1 148,592 8,235	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget:		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073	313,072 48,453 25,485 1,412 422,015	851,823 131,834 69,342 3,843	1,281,753 198,373 104,340 5,783	1,360,525 210,564 110,753 6,138	195,451 1,821,588 281,921 148,285 8,218	2,118,031 327,800 172,417 9,556	2,276,805 352,373 185,342 10,272	2,646,793 409,635 215,461 11,941	3,031,629 469,195 246,788 13,677	3,102,010 480,088 252,518 13,995 4,181,447	3,500,783 541,804 284,979 15,794 4,718,984	3,783,357 585,537 307,982 17,069 5,099,888	75% 413,219 3,851,170 596,032 313,502	75% 443,538 4,133,744 639,765 336,505 18,650	75% 475,070 4,427,619 685,247 360,428 19,976	75% 481,134 4,484,131 693,994 365,028 20,230	75% 481,134 4,484,131 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896	75% 481,134 2,223,510 693,994 365,028	75% 481,134 2,223,510 693,994 365,028 20,230	1,596,957 527,050 277,219 15,364	1,596,957 527,050 277,219 15,364	1,596,957 527,050 277,219 15,364	921,108 282,504 148,592 8,235	75% 195,855 921,108 282,504 148,592 8,235 1,556,294	921,108 7 282,504 1 148,592 8,235 1,556,294 10	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17 17,580,276 43,223,82
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds:	97.5%	75% 75% 24,443 227,803 35,256 18,544 1,028 307,073	313,072 48,453 25,485 1,412 422,015	851,823 131,834 69,342 3,843 1,148,240	1,281,753 198,373 104,340 5,783 1,727,778	1,360,525 210,564 110,753 6,138 1,833,960 2028	195,451 1,821,588 281,921 148,285 8,218	2,118,031 327,800 172,417 9,556 2,855,063	2,276,805 352,373 185,342 10,272 3,069,087	2,646,793 409,635 215,461 11,941 3,567,823	3,031,629 469,195 246,788 13,677 4,086,574	3,102,010 480,088 252,518 13,995 4,181,447 2034	3,500,783 541,804 284,979 15,794 4,718,984 2035	3,783,357 585,537 307,982 17,069 5,099,888	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2042	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049	1,596,957 527,050 277,219 15,364 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985	921,108 282,504 148,592 8,235 1,556,294	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County Condo District St. George City Washington County Water Conservancy District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.)	97.5%	75% 75% 24,443 227,803 35,256 18,544 1,028 307,073	313,072 48,453 25,485 1,412 422,015 2025 411,465	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077	2,118,031 327,800 172,417 9,556 2,855,063	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516	75% 443,538 4,133,744 639,765 336,505 18,650	75% 475,070 4,427,619 685,247 360,428 19,976	75% 481,134 4,484,131 693,994 365,028 20,230	75% 481,134 4,484,131 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435	1,596,957 527,050 277,219 15,364 2,781,985	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 1,517,387	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17 17,580,276 43,223,82 TOTALS NPV
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds:		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073 2024 299,396 7,677	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583 43,194	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111 45,849	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077 61,387	2,118,031 327,800 172,417 9,556 2,855,063 2030 2,783,686 71,377	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410 102,164	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010 117,975	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 5,893,404	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 5,893,404	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2042 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043 3,689,299 94,597	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 3,689,299 94,597	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435 69,550	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 1,517,387 38,907	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17 17,580,276 43,223,82 TOTALS NPV 14,890,769 42,143,22
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.) RDA Administration and Operations Total Uses		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073 2024 299,396 7,677 307,073	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550 422,015	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706 1,148,240	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583 43,194 1,727,778	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111 45,849 1,833,960	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077 61,387 2,455,464	2,118,031 327,800 172,417 9,556 2,855,063 2030 2,783,686 71,377 2,855,063	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727 3,069,087	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196 3,567,823	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410 102,164 4,086,574	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536 4,181,447	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010 117,975 4,718,984	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497 5,099,888	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516 129,782 5,191,299	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897 139,305 5,572,202	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132 149,209 5,968,340	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 5,893,404 151,113 6,044,516	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 5,893,404 151,113 6,044,516	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2042 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 2,83,896 204 3,783,896 29 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 3,689,299 94,597 3,783,896	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435 69,550 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550 2,781,985	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907 1,556,294	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 1,517,387 38,907 1,556,294	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907 1,556,294 10	73,039,042 30,406,565 15,362,477 5,700,57 8,080,390 2,998,44 447,829 166,17 17,7580,276 3,223,82 10TALS NPV 14,890,769 42,143,22 2,689,507 1,080,55 17,580,276 43,223,82
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (let of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.) RDA Administration and Operations Total Uses REMAINING TAX REVENUES FOR TAXING ENTITIES		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073 2024 299,396 7,677 307,073	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550 422,015	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706 1,148,240 2026	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583 43,194 1,727,778	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111 45,849 1,833,960 2028	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077 61,387 2,455,464 2029	2,118,031 327,800 172,417 9,556 2,855,063 2030 2,783,686 71,377 2,855,063	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727 3,069,087 2031	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196 3,567,823 2032	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410 102,164 4,086,574 2033	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536 4,181,447 2034	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010 117,975 4,718,984 2035	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497 5,099,888 2036	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516 129,782 5,191,299 2037	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897 139,305 5,572,202 2038	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132 149,209 5,968,340 2039	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 2040	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 5,893,404 151,113 6,044,516	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2042 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 20,230 3,783,896 2045 2045	75% 481,134 2,223,510 693,994 365,028 20,230 20,33,783,896 2046 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 94,597 3,783,896	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550 2,781,985 2050	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435 69,550 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550 2,781,985	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907 1,556,294 2053	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 2054 2054	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907 1,556,294 10 2055 T	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,11 107,580,276 43,223,82 FOTALS NPV 14,890,769 42,143,22 1,7580,276 43,223,82 1,7580,276 43,223,82 1,7580,276 43,223,82 1,7580,276 43,223,82
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County School District St. George City Washington County Water Conservancy District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.) RDA Administration and Operations Total Uses REMAINING TAX REVENUES FOR TAXING ENTITIES Washington County (net of assessment/collection rate)		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073 2024 299,396 7,677 307,073	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550 422,015	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706 1,148,240	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583 43,194 1,727,778	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111 45,849 1,833,960	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077 2,455,464 2029 65,150	2,118,031 327,800 172,417 9,556 2,855,063 2030 2,783,686 71,377 2,855,063 2030 75,753	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727 3,069,087	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196 3,567,823	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410 102,164 4,086,574	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536 4,181,447	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010 117,975 4,718,984 2035 125,208	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497 5,099,888	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516 129,782 5,191,299	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897 139,305 5,572,202	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132 149,209 5,968,340	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 5,893,404 151,113 6,044,516	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 5,893,404 151,113 6,044,516	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2042 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 2,83,896 204 3,783,896 29 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299 94,597 3,783,896	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 3,689,299 94,597 3,783,896	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435 69,550 2,781,985	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550 2,781,985	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907 1,556,294	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 1,517,387 38,907 1,556,294 2054 445,656	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907 1,556,294 10 2055 T 445,656	73,039,042 30,406,565 15,362,477 5,700,57 8,080,390 2,998,44 447,829 166,17 17,7580,276 3,223,82 10TALS NPV 14,890,769 42,143,22 2,689,507 1,080,55 17,580,276 43,223,82
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.) RDA Administration and Operations Total Uses REMAINING TAX REVENUES FOR TAXING ENTITIES		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073 2024 299,396 7,677 307,073 2024 8,148	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550 422,015 2025 11,197	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706 1,148,240 2026 30,466	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583 43,194 1,727,778 2027 45,843	1,360,525 210,564 110,753 6,138 1,833,960 2028 48,660	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077 61,387 2,455,464 2029 65,150 607,196	2,118,031 327,800 172,417 9,556 2,855,063 2030 2,783,686 71,377 2,855,063 2030 75,753 706,010	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727 3,069,087 2031 81,431	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196 3,567,823 2032 94,664	3,031,629 469,195 246,788 13,677 4,086,574 203 3,984,410 102,164 4,086,574 2033 108,428	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536 4,181,447 2034 110,945	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010 117,975 4,718,984 2035 125,208 1,166,928	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497 5,099,888 2036 135,314	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516 129,782 5,191,299 2037 137,740	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897 139,305 5,572,202 2038 147,846	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132 149,209 5,968,340 2039 158,357	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 5,893,404 151,113 6,044,516 2040 160,378	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 5,893,404 151,113 6,044,516 2041 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2042 3,689,299 94,597 3,783,896 2042 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043 3,689,299 94,597 3,783,896 2043 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 3,689,299 94,597 3,783,896 2044 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045 3,689,299 94,597 3,783,896 2045 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046 3,689,299 94,597 3,783,896 2046 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047 3,689,299 94,597 3,783,896 2047 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299 94,597 3,783,896 2048 160,378	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 3,689,299 94,597 3,783,896 2049 160,378	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550 2,781,985 2050 276,117	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435 69,550 2,781,985 2051 276,117	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550 2,781,985 2052 276,117	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907 1,556,294 2053 445,656	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 1,517,387 38,907 1,556,294 2054 445,656 5,057,733	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907 1,556,294 10 2055 T 445,656 5,057,733 7	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17 17,580,276 43,223,82 TOTALS NPV 14,890,769 42,143,22 2,689,507 1,080,55 TOTALS NPV 1,5154,249 1,595,66
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County School District St. George City Washington County Water Conservancy District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.) RDA Administration and Operations Total Uses REMAINING TAX REVENUES FOR TAXING ENTITIES Washington County (set of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District		75% 75% 24,443 227,803 35,256 18,544 1,023 307,073 2024 299,396 7,677 307,073 2024 8,148 75,934 11,752 6,181	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550 422,015 2025 11,197 104,357 16,151 8,495	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706 1,148,240 2026 30,466 283,941 43,945 23,114	1,281,753 198,373 104,340 5,783 1,727,778 2027 1,684,583 43,194 1,727,778 2027 45,843 427,251 66,124 34,780	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111 45,849 1,833,960 2028 48,660 453,508 70,188 36,918	195,451 1,821,588 281,921 148,285 8,218 2,455,464 2029 2,394,077 61,387 2,455,464 2029 65,150 607,196 93,974 49,428	2,118,031 327,800 172,417 9,556 2,855,063 2,783,686 71,377 2,855,063 2030 75,763 706,010 109,267 57,472	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727 3,069,087 2031 81,431 758,935 117,458	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196 3,567,823 2032 94,664 882,264 136,545 71,820	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410 102,164 4,086,574 2033 108,428 1,010,543 156,398 82,263	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536 4,181,447 2034 110,945 1,034,003 160,029 84,173	3,500,783 541,804 284,979 15,794 4,718,984 2035 4,601,010 117,975 4,718,984 2035 125,208 1,166,928 180,601 94,993	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497 5,099,888 2036 135,314 1,261,119 195,179 102,661	75% 413,219 3,851,170 596,032 17,375 5,191,299 2037 5,061,516 129,782 5,191,299 2037 137,740 1,283,723 198,677 104,501	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897 139,305 5,572,202 2038 147,846 1,377,915 213,255 112,168	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132 149,209 5,968,340 2039 158,357 1,475,873 228,416 120,143	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 151,113 6,044,516 2040 160,378 1,494,710 231,331 121,676	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 160,378 1,494,710 231,331 121,676	75% 481,134 2,223,510 693,994 366,028 20,230 3,783,896 2042 3,689,299 94,597 3,783,896 2042 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043 3,689,299 94,597 3,783,896 2043 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045 2045 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 366,028 20,230 3,783,896 2047 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299 94,597 3,783,896 2048 160,378 3,755,331 231,331 121,676	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 94,597 3,783,896 2049 160,378 3,755,331 231,331 121,676	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550 2,781,985 2050 276,117 4,381,884 398,274 209,485	1,596,957 527,050 277,219 15,364 2,781,985 2,712,435 69,550 2,781,985 2051 276,117 4,381,884 398,274 209,485	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550 2,781,985 2052 276,117 4,381,884 398,274 209,485	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907 1,556,294 2053 445,656 5,057,733 642,821 338,112	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 445,656 5,057,733 642,821 338,112	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907 1,556,294 10 2055 T 445,656 5,057,733 7 642,821 338,112	73,039,042 30,406,56 15,362,477 5,700,57 15,362,477 5,700,57 147,580,276 43,223,82 1070ALS NPV 14,890,769 42,143,22 2,689,507 1,080,56 17,580,276 43,223,82 1070ALS NPV 15,154,249 1,595,64 14,260,418 21,298,47 14,260,418 21,298,47 3,910,445 1,210,66
St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Property Tax Increment for Budget Washington County (net of assessment/collection rate) Washington County School District St. George City Washington County Water Conservancy District Southwest Mosquito Abatement and Control District Total Property Tax Increment for Budget: Uses of Tax Increment Funds: Redevelopment Activities (Infrastructure, Incentives, etc.) RDA Administration and Operations Total Uses REMAINING TAX REVENUES FOR TAXING ENTITIES Washington County (net of assessment/collection rate) Washington County School District St. George City		75% 75% 24,443 227,803 35,256 18,544 1,028 307,073 2024 299,396 7,677 307,073 2024 8,148 75,934 11,752 6,181 343	313,072 48,453 25,485 1,412 422,015 2025 411,465 10,550 422,015 2025 11,197 104,357 16,151 8,495 471	851,823 131,834 69,342 3,843 1,148,240 2026 1,119,534 28,706 1,148,240 2026 30,466 283,941 43,945	1,281,753 198,373 104,340 5,783 1,727,778 2027 45,843 427,251 66,124 1,928	1,360,525 210,564 110,753 6,138 1,833,960 2028 1,788,111 45,849 1,833,960 2028 48,660 453,508 70,188 36,918 2,046	195.451 1,821,682 281,921 148,285 8,218 2,455,464 2029 2,394,077 61,387 2,455,464 2029 65,150 607,196 93,974 49,428 4,9,428	2,118,031 327,800 172,417 9,556 2,855,063 2030 2,783,686 71,377 2,855,063 2030 75,753 706,010 109,267 57,472 3,185	2,276,805 352,373 185,342 10,272 3,069,087 2031 2,992,360 76,727 3,069,087 2031 81,431 758,935 117,458 61,781 3,424	2,646,793 409,635 215,461 11,941 3,567,823 2032 3,478,627 89,196 3,567,823 2032 94,664 882,264 136,545 71,820 3,980	3,031,629 469,195 246,788 13,677 4,086,574 2033 3,984,410 102,164 4,086,574 2033 108,428 1,010,543 156,398 82,263	3,102,010 480,088 252,518 13,995 4,181,447 2034 4,076,910 104,536 4,181,447 2034 110,945 1,034,003 160,029 84,173 4,665	3,500,783 541,804 541,804 4,718,984 2035 4,601,010 117,975 4,718,984 2035 125,208 1,166,928 10,601 94,993 5,265	3,783,357 585,537 307,982 17,069 5,099,888 2036 4,972,390 127,497 5,099,888 2036 135,314 1,261,119 195,179 102,661 5,690	75% 413,219 3,851,170 596,032 313,502 17,375 5,191,299 2037 5,061,516 129,782 5,191,299 2037 137,740 1,283,723 198,677	75% 443,538 4,133,744 639,765 336,505 18,650 5,572,202 2038 5,432,897 139,305 5,572,202 2038 147,846 1,377,915 213,255	75% 475,070 4,427,619 685,247 360,428 19,976 5,968,340 2039 5,819,132 149,209 5,968,340 2039 158,357 1,475,873 228,416	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2040 5,893,404 151,113 6,044,516 2040 160,378 1,494,710 231,331	75% 481,134 4,484,131 693,994 365,028 20,230 6,044,516 2041 5,893,404 151,113 6,044,516 2041 160,378 1,494,710 231,331	75% 481,134 2,223,510 693,994 396,028 20,230 3,783,896 2042 100,378 3,783,896 2042 110,378 3,755,331 21,676 6,743	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2043 3,689,229 94,597 3,783,896 2043 100,378 3,755,331 231,331 121,676 6,743	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2044 3,689,299 94,597 3,783,896 2044 160,378 3,755,331 231,331	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2045 3,689,299 94,597 3,783,896 2045 160,378 3,755,331 231,331	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2046 3,689,299 94,597 3,783,896 2046 160,378 3,755,331 231,331	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2047 3,689,299 94,597 3,783,896 2047 160,378 3,755,331 231,331	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2048 3,689,299 94,597 3,783,896 2048 160,378 3,755,331 231,331	75% 481,134 2,223,510 693,994 365,028 20,230 3,783,896 2049 3,689,299 94,597 3,783,896 2049 160,378 3,755,331 231,331 121,676 6,743	1,596,957 527,050 277,219 15,364 2,781,985 2050 2,712,435 69,550 2,781,985 2050 276,117 4,381,884 398,274 209,485 11,610	1,596,957 527,050 277,219 15,364 2,781,985 2051 2,712,435 69,550 2,781,985 2051 276,117 4,381,884 398,274 209,485 11,610	1,596,957 527,050 277,219 15,364 2,781,985 2052 2,712,435 69,550 2,781,985 2052 276,117 4,381,884 398,274 209,485 11,610	921,108 282,504 148,592 8,235 1,556,294 2053 1,517,387 38,907 1,556,294 2053 445,656 5,057,733 642,821 18,739	75% 195,855 921,108 282,504 148,592 8,235 1,556,294 2054 1,517,337 38,907 1,556,294 2054 445,666 5,057,733 642,821 338,112 18,739	921,108 7 282,504 1 148,592 8,235 1,556,294 10 2055 T 1,517,387 10 38,907 1,556,294 10 2055 T 445,656 5,057,733 7 642,821 38,719	73,039,042 30,406,56 15,362,477 5,700,57 8,080,390 2,998,40 447,829 166,17 17,580,276 43,223,82 IOTALS NPV 10,809,769 42,143,22 2,689,507 1,080,55 10,580,276 43,223,82 IOTALS NPV 5,154,249 1,595,66 1,595,66 1,595,66 2,301,63