INCENTIVES AND OBLIGATIONS REPORT
AS OF 7/11/2019

The **Incentives and Obligations Report** is a management tool that provides tracking of incentive performance agreements and any other obligations owed in future years to include debt service, lease payments, reserve payments per policy, and community grants.
Performance Agreements (PA) - For each PA, we note the Maximum Incentive, Paid in Prior Years, and Budgeted amounts for the current year. All contracts are eligible for payout through September 30. Payments made in the current fiscal year are moved to Paid in Prior Years as part of our year end close out in October (new fiscal year). In the interim, we color code the current budget year to provide anticipated payment through September 30. Please see schedule below.

Project in 2015-2016	Project Status	Contract End	Maximum Incentive	Paid Prior Years	FY 2019 Budget	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
Medway Plastics	A	November 2020	$ 150,000	$ 70,000	$ -	$ 50,000	$ -																
LifeLast	A	January 2022	$ 155,720	$ 121,220	$ -	$ 34,500	$ -																
Marriott Courtyard (Village Holdings)	A	July 2022	$ 125,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000																
Sisu	A	September 2021	$ 72,000	$ 4,800	$ -	$ 24,000	$ 19,200																
Accent	A	July 2022	$ 150,000	$ -	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000														
TESCOM	A	2021	$ 25,000	$ -	$ -	$ 25,000																	
MW Builders	A	July 2022	$ 75,000	$ -	$ 25,000	$ 25,000	$ 25,000																
Flooring Services	A	July 2022	$ 50,000	$ -	$ 50,000	$ 50,000																	
Heatherwilde 45	A	2023	$ 250,000	$ -	$ -	$ -	$ -	$ 125,000	$ 125,000														
Austin Foam Plastics	A	2024	$ 105,000		$ -	35,000	35,000	35,000															
Essentium	A	2023	$ 525,000	$ -	$ 100,000	$ 125,000	$ 100,000	$ 75,000	$ 75,000	$ 50,000													
Rosendin	A	2022	$ 60,000		$ -	$ 20,000	$ 20,000	$ 20,000															
Project Liablilities			$ 2,162,720	$ 379,693	$ 230,000	$ 443,500	$ 254,200	$ 285,000	$ 230,000	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
					Estimated Remaining PA Payments (FY19-FY29)			*$ 1,492,700*															

RED : Payments that must be budgeted in the next year that are owed to the company but will not be collected in the current fiscal year.
BLUE : Payments that we anticipate paying in current year but may be budgeted in following year prior to budget adoption based on conversations with the company.
BLACK : Payment made in current fiscal year that will not be moved to next year. Company may have remaining payments owed in following years and these are noted.

Rental/Lease Agreements																					
Cortec Lease for PCDC					$ 57,288	$ 59,007	$ 60,777	$ 62,600	$ 64,478	$ 66,412	$ 68,405	$ 70,457									
Rental/Lease Liabilities				**$ 1,208,627**	**$ 57,288**	**$ 59,007**	**$ 60,777**	**$ 62,600**	**$ 64,478**	**$ 66,412**	**$ 68,405**	**$ 70,457**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Debt Liabliity																					
Contingency Fund	A				$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000
CO Debt Service																					
Pfluger Farm Ln Series 2013	P	August 2033	$ 6,812,635	$ 747,222		$ 33,658	$ 227,206	$ 224,206	$ 221,206	$ 118,206	$ 218,206	$ 515,206	$ 493,206	$ 471,506	$ 550,106	$ 490,419	$ 447,138	$ 396,338	$ 754,638		
130 Commerce Center/Impact Way Series 2014	P	August 2033	$ 7,131,135	$ 989,453		$ 53,718	$ 362,631	$ 361,031	$ 362,031	$ 362,631	$ 362,831	$ 362,631	$ 362,031	$ 361,031	$ 359,631	$ 362,831	$ 360,431	$ 362,631	$ 359,231		
Renewable Energy Park-130 ComCtr Series 2009A	P	August 2035	$ 4,667,798	$ 1,178,954		$ 27,185	$ 183,501	$ 184,701	$ 185,701	$ 181,501	$ 182,170	$ 182,495	$ 182,550	$ 182,300	$ 186,675	$ 185,600	$ 183,775	$ 181,700	$ 184,388	$ 181,588	$ 183,538
Debt Liabliity				**$ 2,915,630**	**$ 120,000**	**$ 234,561**	**$ 893,338**	**$ 889,939**	**$ 888,939**	**$ 782,339**	**$ 883,208**	**$ 1,180,333**	**$ 1,157,788**	**$ 1,134,838**	**$ 1,216,413**	**$ 1,158,850**	**$ 1,111,344**	**$ 1,060,669**	**$ 1,418,256**	**$ 301,588**	**$ 303,538**
					Estimated Remaining DS Payments (FY19-FY35)			*$ 14,735,937*													
Infrastructure Projects/Waterpark Debt.																					
Costco - 380 Agreement	A			$ -	$ 48,421	*$ 150,000*	*$ 150,000*	*$ 150,000*	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 75,000						
Heatherwilde 45 (sewer)	A	2023	$ 250,000	$ -	$ -	$ -	$ -	$ 125,000	$ 125,000												
Refinance Loan Payment	A	March 15, 2031	$ 24,000,000		$ 1,798,802	$ 1,799,442	$ 1,798,579	$ 1,796,213	$ 1,797,343	$ 1,796,755	$ 1,799,449	$ 3,255,211	$ 3,256,547	$ 3,248,159	$ 3,250,262	$ 3,252,210	$ 3,248,789				
FM685 Improvements	A	September 30, 2017	$ 250,000		$ 110,000	$ 750,000															
				$ 3,279,533	**$ 1,957,223**	**$ 2,699,442**	**$ 1,948,579**	**$ 2,071,213**	**$ 2,072,343**	**$ 1,946,755**	**$ 1,949,449**	**$ 3,405,211**	**$ 3,406,547**	**$ 3,398,159**	**$ 3,325,262**	**$ 3,252,210**	**$ 3,248,789**	**$ -**	**$ -**	**$ -**	**$ -**
		Blue Font indicates that HW reimbursed payment			*Estimated Remaining Loan Payments (FY19-FY31)*			*$ 34,681,182*													
Other Community Grant Obligations																					
CG - City of PflugervilleCommunity Engagement	A				*$ 100,000*																
Pecan SH130 TIA Contribution	A	*Budgeted at 393,000 FY19*			*$ 190,942*																
					$ 290,942	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**						
TOTAL					**$ 2,655,454**	**$ 3,436,510**	**$ 3,156,894**	**$ 3,308,751**	**$ 3,255,760**	**$ 2,845,506**	**$ 2,901,062**	**$ 4,656,000**	**$ 4,564,335**	**$ 4,532,997**	**$ 4,541,674**	**$ 4,411,060**	**$ 4,360,133**	**$ 1,060,669**	**$ 1,418,256**	**$ 301,588**	**$ 303,538**
					Estimated Remaining Total Payments (FY19-FY35)			*$ 51,710,185*													

Project Status Notes: A-Active, C-Complete, P-Postponed, T-Terminated

ccc:PCDCShared:Incentive Obligations:Incentive Obligations Reports:8/21/19