CITY OF SAN ANTONIO, TEXAS
Neighborhood Action Department

Mission Del Lago
Tax Incrememnt Reinvestment Zone Six
FY 2005 Annual Report

December 31, 2005

Mission Del Lago Development
Tax Increment Reinvestment Zone – Plan of Finance

Introduction

The proposed Mission Del Lago Development is located in the southern section of the City of San Antonio ("City"), approximately 1.5 miles south of Loop 410 South on Hwy 281 South adjacent to Mitchell Lake, near Mission Del Lago Golf Course. The development is in the South Side Independent School Districts and encompasses 812.132 acres. The 1999 base value is $1,323,410 and the projected captured tax incremental value is $243,251,190. The project includes the construction of 3,200 single-family homes with and average sales price of $85,000. Construction will be carried out in seventeen phases with the last phase commencing on September 1, 2015. The total public improvement infrastructure capital cost is estimated at $74,456,966. The Developer is Mission del Lago, a duly authorized Texas Limited Partnership and its affiliate Mission del Lago, Ltd. Other members of the development team include Yantis Company, Contractor, Vickrey & Associates, Architect/Engineers, John Pleuthner, Attorney, Heard & Company, Accountant, Vickrey & Associates, Project Manager, Yantis Company, Construction Manager, Kuper Realty, Marketing Agent, and Craig Blume, Management Consultant. Team members have over 20 years of experience in real estate development and representation of builders and developers in projects throughout Texas as well as active investment participation. No performance or payment bonds have been provided. The life of the Tax Increment Reinvestment Zone ("TIRZ") is projected to be 26.08 years with the TIRZ being in existence through fiscal year 2025.

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, drainage, utilities, platting fees, architect and engineering, sidewalks, landscaping and rights-of-way, park improvements. The capital cost is estimated at $74,456,966.

Plan of Finance

The base value of the TIRZ is $1,323,410. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commence in tax year 2000 with collections commencing in tax year 2002 (fiscal year 2003). Captured values grow from $30,761 in tax year 2000 to $243,251,190 in tax year 2020 through 2024.

The taxing jurisdictions and tax rate per $100 valuation utilized in the analysis include: City of San Antonio at $0.578540; Bexar County at $0.287407; University Health System at $0.243869; South Side Independent School District at $1.720000; and the Alamo Community College District at $0.107050. This produces annual revenues of $476 in fiscal year 2003 to $6,965,362 in fiscal years 2025. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and paid over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues includes City of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i.) to the payment of eligible costs incurred by the Governmental Entities participating in the TIRZ; (ii.)

administrative fees pertaining to the City or its Administrator; and (iii) to the Developer, on an annual basis, as TIRZ revenues are available for such payments.

The Developer's capital cost incurred for public infrastructure improvements is $74,456,966. An equity contribution of $30,252,275 plus revenues from the TIRZ are used to pay this amount plus interest on the unpaid balance at an interest rate of 9.25%. The annual payments were structured as debt service payments to the Developer. The payout schedule is structured through the fiscal year 2025.

Limited Obligation of the City or Participating Governmental Entities

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2025, and may be terminated prior to September 30, 2025, upon payment of public improvement capital costs incurred by the Developer totaling $74,456,966 or for the failure of the Developer to perform, or for any other reason deemed appropriate by the City and the Participating Governmental Entities.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be payable solely from the TIRZ revenues and shall never constitute a debt, indebtedness, or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

Developer's Risk

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entities participation level.

Compliance

The Developer shall comply with all federal, state and local laws, rules and regulations.

Reporting

The Developer shall submit a project status report and financial report at least annually to the City, Participating Governmental Entities and Administrator. The Developer shall also submit a project status report, financial report, or any other report as requested by the City, Participating Governmental Entities and Administrator, within thirty (30) days of such request.

Inspection

The City, Participating Governmental Entities or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

Recommendation

It is recommended that the City and Participating Governmental Entities proceed with the project, submit the plan of finance, create the mechanisms required to tax and collect TIRZ revenues and deposit such revenues into a TIRZ account. Such recommendation is conditioned on the acceptance of the plan of finance by the Participating Governmental Entities, at the approximate participation levels described in this Plan of Finance.

City of San Antonio
Mission Del Lago - TIF Reinvestment Zone
Summary Fact Sheet
October 17, 2001

Agenda Preliminary Finance Plan

Plan of Finance

Site Area		812.132	Acres
Base Value (1999)	$	1,323,410	
Average Home Price (1999)	$	85,000	
Public Imp. Infrastructure Cost Per Home	$	23,268	
Annual Increase in Home Sales Price		3.000%	
% of Actual to Goal of Annual Homes Built		100.000%	

Phase:	Year	Number of Homes/Schools	Type Structure
Phase 1	2002	20	Single Family Homes
Phase 2	2003	180	Single Family Homes
Phase 3	2004	200	Single Family Homes
Phase 4	2005	200	Single Family Homes
Phase 5	2006	200	Single Family Homes
Phase 6	2007	200	Single Family Homes
Phase 7	2008	200	Single Family Homes
Phase 8	2009	200	Single Family Homes
Phase 9	2010	200	Single Family Homes
Phase 10	2011	200	Single Family Homes
Phase 11	2012	200	Single Family Homes
Phase 12	2013	200	Single Family Homes
Phase 13	2014	200	Single Family Homes
Phase 14	2015	200	Single Family Homes
Phase 15	2016	200	Single Family Homes
Phase 16	2017	200	Single Family Homes
Phase 17	2018	200	Single Family Homes
Phase 18	2019		School Building
Phase 19	2020		School Building
Phase 20	2021		School Building
Phase 21	2022		School Building
Phase 22	2023		School Building
Phase 23	2024		School Building
Phase 24	2025		School Building
Phase 25	2025		School Building

Total Number of Homes 3,200

Experience of Housing Developer Brookhollow Club Estates Development, Guadalupe County (1995-present) 215 unit development.
Springranch Subdivision, City of Kyle, Texas (1995 -1999) 500 unit development.

Performance Bonds: None

Payment Bonds: None

Assumptions

Captured Value	$	243,251,190	
Growth Factor		0.00%	
Collection Rate		97.50%	
Estimated Total TIF Revenues	$	87,222,213	
Estimated TIF Life		26.08	Years

Mission Del Lago - TIF Reinvestment Zone

Sources & Uses

Annual Increase in Construction Cos	5.0000%
Sources of Funds:	
TIF Revenues	$ 87,222,213
Developer's No Interest Loan	30,252,275
Total TIF Proceed Funds	$ 117,474,487
Total Sources of Funds:	$ 117,474,487

Uses of Funds

	Phase I	Phase II	Phase III	Phase IV	Phase V	Phase VI	Phase VII	Phase VIII	Phase IX	Phase X	Phase XI	Phase XII	Phase XIII	Phase XIV	Phase XV
Begin Construction (Public Improvements)	1-Sep-99	1-Sep-00	1-Sep-01	1-Sep-02	1-Sep-03	1-Sep-04	1-Sep-05	1-Sep-06	1-Sep-07	1-Sep-08	1-Sep-09	1-Sep-10	1-Sep-11	1-Sep-12	1-Sep-13
Number of Homes to Be Built	20	180	200	200	200	200	200	200	200	200	200	200	200	200	200
Streets & Approaches	85,280	805,896	940,212	987,223	1,036,584	1,088,413	1,142,834	1,199,975	1,259,974	1,322,973	1,389,121	1,458,577	1,531,506	1,608,082	1,688,486
Sidewalks	6,760	63,882	74,529	78,255	82,168	86,277	90,590	95,120	99,876	104,870	110,113	115,619	121,400	127,470	133,843
Drainage	16,120	152,334	177,723	186,609	195,940	205,737	216,023	226,825	238,166	250,074	262,578	275,707	289,492	303,967	319,165
Water	28,080	265,356	309,582	325,061	341,314	358,380	376,299	395,114	414,869	435,613	457,394	480,263	504,276	529,490	555,965
Sewer	35,880	339,066	395,577	415,356	436,124	457,930	480,826	504,868	530,111	556,617	584,447	613,670	644,353	676,571	710,399
Utilities	7,800	73,710	85,995	90,295	94,809	99,550	104,527	109,754	115,242	121,004	127,054	133,406	140,077	147,081	154,435
Street Lights	5,200	49,140	57,330	60,197	63,206	66,367	69,685	73,169	76,828	80,669	84,703	88,938	93,385	98,054	102,956
On-Site Sewer Outfall	43,210														
Del Lago Parkway	5,000	47,250	55,125	57,881	60,775	63,814	67,005	70,355	73,873	77,566	81,445	85,517	89,793	94,282	98,997
Gas	3,640	34,398	40,131	42,138	44,244	46,457	48,779	51,218	53,779	56,468	59,292	62,256	65,369	68,638	72,070
Platting Fees	1,630	15,400	17,967	18,865	19,808	20,799	21,839	22,931	24,077	25,281	26,545	27,872	29,266	30,729	32,266
Drainage Fees	4,802	45,383	52,947	55,595	58,374	61,293	64,358	67,576	70,954	74,502	78,227	82,139	86,245	90,558	95,086
Sewer Impact Fees	8,642	81,667	95,278	100,042	105,044	110,296	115,811	121,601	127,681	134,065	140,769	147,807	155,197	162,957	171,105
Water Impact Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering/Surveying Fees	20,280	191,646	223,587	234,766	246,505	258,830	271,771	285,360	299,628	314,609	330,340	346,857	364,200	382,410	401,530
Park Improvements	5,000	47,250	55,125	57,881	60,775	63,814	67,005	70,355	73,873	77,566	81,445	85,517	89,793	94,282	98,997
Contingency	26,000	245,700	286,650	300,983	316,032	331,833	348,425	365,846	384,138	403,345	423,513	444,688	466,923	490,269	514,782
Project Management	14,815	70,655	116,308	132,458	139,081	152,306	156,698	130,162	133,889	137,728	107,743	145,755	149,949	191,356	158,720
ISD Improvements				-	-	-	-	101,314	178,733	267,950	357,166	446,382	535,599	624,815	714,032
Subtotal	318,139	2,528,733	2,984,066	3,143,604	3,300,784	3,472,094	3,642,475	3,891,542	4,155,692	4,440,901	4,701,893	5,040,970	5,356,823	5,721,010	6,022,833
Additional Uses of TIF Revenue															
Site Security	4,938	44,444	49,383	49,383	49,383	49,383	49,383	49,383	49,383	49,383	49,383	49,383	49,383	49,383	49,383
Landscaping Rights- of-way	9,877	88,889	98,765	98,765	98,765	98,765	98,765	98,765	98,765	98,765	98,765	98,765	98,765	98,765	98,765
Land	830	7,467	8,296	8,296	8,296	8,296	8,296	8,296	8,296	8,296	8,296	8,296	8,296	8,296	8,296
Open Space Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Formation Legal Costs	84,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	$ 99,644	$ 140,800	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444	$ 156,444
Grand Total	$ 417,783	$ 2,669,533	$ 3,140,510	$ 3,300,048	$ 3,457,228	$ 3,628,538	$ 3,798,920	$ 4,047,987	$ 4,312,136	$ 4,597,345	$ 4,858,338	$ 5,197,415	$ 5,513,267	$ 5,877,454	$ 6,179,277

Total Infrastructure	$ 74,456,966
Interest Cost @ 9.25%	$ 42,760,021
Total Payments to Mission Del Lago	$ 117,216,987
Total Administrative Expenses	$ 257,500
Grand Total	$ 117,474,487
Project Financing Surplus (Shortage)	$ -

The infrastructure cost of $74,456,966 includes $4,921,703 for school facility improvements to be made in years 2006 through 2015. Funding for these capital improvements includes a no interest loan from the Developer in the amount of $30,252,275 to fund public improvements to be made in years 1999 through 2002. This no interest loan will be paid from TIF revenues, provided that TIF revenues to be received over the life of the Tax Increment Reinvestment Zone exceed the projected TIF revenues of $87,222,213.

In addition to the aforementioned public improvements, no interest loans from the Developer shall provide for school facility construction in years 2006 through 2025 aggregating up to $18,484,830. TIF revenues in excess of the projected $87,222,213 plus reimbursement to the Developer for the initial no interest loan in the amount of $11,494,000 shall be used to reimburse, in whole or in part as such revenues are available, the Developer's additional $30,252,275 cost of constructing school facilities in years 2006 through 2025.

Mission Del Lago - TIF Reinvest

Sources & Uses

Annual Increase in Construction Cos

Sources of Funds:
TIF Revenues
Developer's No Interest Loan

Total TIF Proceed Funds

Total Sources of Funds:

Uses of Funds	Phase XVI	Phase XVII											Total Infrastructure
Begin Construction (Public Improvements)	1-Sep-14	1-Sep-15	1-Sep-16	1-Sep-17	1-Sep-18	1-Sep-19	1-Sep-20	1-Sep-21	1-Sep-22	1-Sep-23	1-Sep-24	1-Sep-25	Improvements
Number of Homes to Be Built	200	200											3,200
Streets & Approaches	1,772,910	1,861,555											21,179,600
Sidewalks	140,536	147,562											1,678,871
Drainage	335,123	351,879											4,003,461
Water	583,763	612,951											6,973,771
Sewer	745,919	783,215											8,910,929
Utilities	162,156	170,264											1,937,159
Street Lights	108,104	113,509											1,291,439
On-Site Sewer Outfall													43,210
Del Lago Parkway	103,946	109,144											1,241,768
Gas	75,673	79,457											904,007
Platting Fees	33,879	35,573											404,724
Drainage Fees	99,840	104,832											1,192,711
Sewer Impact Fees	179,660	188,643											2,146,266
Water Impact Fees	-	-											0
Engineering/Surveying Fees	421,607	442,687											5,036,612
Park Improvements	103,946	109,144											1,241,768
Contingency	540,521	567,547											6,457,195
Project Management	179,042	187,994											2,304,659
ISD Improvements	803,248	892,464	1,402,401	1,529,853	1,657,305	1,784,757	1,912,209	2,039,661	2,039,661	2,039,661	2,039,661	2,039,661	23,406,533
Subtotal	6,389,875	6,758,422	1,402,401	1,529,853	1,657,305	1,784,757	1,912,209	2,039,661	2,039,661	2,039,661	2,039,661	2,039,661	90,354,685
Additional Uses of TIF Revenue													
Site Security	49,383	49,383											790,123
Landscaping Rights- of-way	98,765	98,765											1,580,247
Land	8,296	8,296											132,741
Open Space Improvements	-	-											0
Developer Formation Legal Costs	-	-											84,000
Subtotal	$ 156,444	$ 156,444	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			$ 2,587,111
Grand Total	$ 6,546,319	$ 6,914,866	$ 1,402,401	$ 1,529,853	$ 1,657,305	$ 1,784,757	$ 1,912,209	$ 2,039,661	$ 2,039,661	$ 2,039,661	$ 2,039,661	$ 2,039,661	$ 92,941,796

Total Infrastructure

Interest Cost @ 9.25%

Total Payments to Mission Del Lago

Total Administrative Expenses

Grand Total

Project Financing Surplus (Shortage)

Mission Del Lago - TIF Reinvestment Zone

Projected Tax Increment Revenue

	Tax Increment Zone						City of San Antonio			Bexar County		
Tax Year	Beginning Assessed (1)Value	Annual Value of New Development	Projected Year-End Assessed Value	Agricultural (2)Adjustment	Taxable Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments
1999	1,323,410	-	1,323,410	1,063,647	259,763	-	-	0.579790	-	-	0.341910	-
2000	1,323,410	83,536	1,406,946	1,116,422	290,524	30,761	30,761	0.579790	-	30,761	0.339458	-
2001	1,406,946	41,064	1,448,010	759,567	688,443	428,680	428,680	0.578540	-	428,680	0.320760	-
2002	1,448,010	214,190	1,662,200	868,537	793,663	533,900	533,900	0.578540	476	533,900	0.317600	-
2003	1,662,200	1,232,400	2,894,600	858,589	2,036,011	1,776,248	1,776,248	0.578540	12,284	1,776,248	0.320952	-
2004	2,894,600	13,680,000	16,574,600	4,296,191	12,278,409	12,018,646	12,018,646	0.578540	69,710	12,063,646	0.287407	-
2005	16,574,600	15,200,000	31,774,600	14,064,700	17,709,900	17,450,137	17,450,137	0.578540	98,432	17,577,637	0.287407	49,256
2006	31,774,600	15,200,000	46,974,600			30,451,190	30,451,190	0.578540	171,768	30,451,190	0.287407	85,331
2007	46,974,600	15,200,000	62,174,600			45,651,190	45,651,190	0.578540	257,508	45,651,190	0.287407	127,925
2008	62,174,600	15,200,000	77,374,600			60,851,190	60,851,190	0.578540	343,247	60,851,190	0.287407	170,518
2009	77,374,600	15,200,000	92,574,600			76,051,190	76,051,190	0.578540	428,987	76,051,190	0.287407	213,112
2010	92,574,600	15,200,000	107,774,600			91,251,190	91,251,190	0.578540	514,727	91,251,190	0.287407	255,706
2011	107,774,600	15,200,000	122,974,600			106,451,190	106,451,190	0.578540	600,466	106,451,190	0.287407	298,299
2012	122,974,600	15,200,000	138,174,600			121,651,190	121,651,190	0.578540	686,206	121,651,190	0.287407	340,893
2013	138,174,600	15,200,000	153,374,600			136,851,190	136,851,190	0.578540	771,945	136,851,190	0.287407	383,487
2014	153,374,600	15,200,000	168,574,600			152,051,190	152,051,190	0.578540	857,685	152,051,190	0.287407	426,081
2015	168,574,600	15,200,000	183,774,600			167,251,190	167,251,190	0.578540	943,425	167,251,190	0.287407	468,674
2016	183,774,600	15,200,000	198,974,600			182,451,190	182,451,190	0.578540	1,029,164	182,451,190	0.287407	511,268
2017	198,974,600	15,200,000	214,174,600			197,651,190	197,651,190	0.578540	1,114,904	197,651,190	0.287407	553,862
2018	214,174,600	15,200,000	229,374,600			212,851,190	212,851,190	0.578540	1,200,644	212,851,190	0.287407	596,455
2019	229,374,600	15,200,000	244,574,600			228,051,190	228,051,190	0.578540	1,286,383	228,051,190	0.287407	639,049
2020	244,574,600	-	244,574,600			243,251,190	243,251,190	0.578540	1,372,123	243,251,190	0.287407	681,643
2021	244,574,600	-	244,574,600			243,251,190	243,251,190	0.578540	1,372,123	243,251,190	0.287407	681,643
2022	244,574,600	-	244,574,600			243,251,190	243,251,190	0.578540	1,372,123	243,251,190	0.287407	681,643
2023	244,574,600	-	244,574,600			243,251,190	243,251,190	0.578540	1,372,123	243,251,190	0.287407	681,643
2024	244,574,600		244,574,600			243,251,190	243,251,190	0.578540	1,372,123	243,251,190	0.287407	681,643
		$ 243,251,190							$ 17,248,575			$ 8,528,132
	Existing Annual Value Growth Factors											
	Years 1999-2003					0.00%	Participation Level		100%	Participation Level		100%
	Thereafter					0.00%	Tax Rate Growth Factor		0.00%	Tax Rate Growth Factor		0.00%
	Combined Compound Growth Rate					0.00%	Tax Rate Collection Factor		97.50%	Tax Rate Collection Factor		97.50%

(1) 1999 Base value changed from $1,287,240 to $1,323,410 due to increased market value.
(2) Taxable value with agricultural adjustment for 1999 is $259,763. Taxable value with agricultural adjustment for 2000 is $290,524
(3) The Developer completed 20 homes in 2002 and will resume building schedule through the end of TIRZ. New value added through tax year 2002 is due to growth.
(4) No Development Agreements have been executed for ACCD, County and UHS.

	University Health System			South Side ISD			Alamo Community College District				
Tax Year	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Combined TIF Collections	Fiscal Year Ending
1999	-	0.243869	-	-	1.580000	-	-	0.111500	-	-	2000
2000	30,761	0.243869	-	30,761	1.620000	-	30,761	0.106900	-	-	2001
2001	428,680	0.243869	-	428,680	1.620000	-	428,680	0.104600	-	-	2002
2002	533,900	0.243900	-	533,900	1.720000	-	533,900	0.107100	-	476	2003
2003	1,776,248	0.243869	-	1,776,248	1.720000	-	1,776,248	0.107050	-	12,284	2004
2004	12,213,646	0.243869	-	11,766,461	1.720000	-	12,123,646	0.107050	-	69,710	2005
2005	17,982,637	0.243869	42,758	17,261,047	1.720000	289,468	17,737,637	0.107050	18,513	498,427	2006
2006	30,451,190	0.243869	72,404	30,451,190	1.720000	510,666	30,451,190	0.107050	31,783	871,953	2007
2007	45,651,190	0.243869	108,546	45,651,190	1.720000	765,570	45,651,190	0.107050	47,648	1,307,196	2008
2008	60,851,190	0.243869	144,687	60,851,190	1.720000	1,020,474	60,851,190	0.107050	63,513	1,742,440	2009
2009	76,051,190	0.243869	180,829	76,051,190	1.720000	1,275,378	76,051,190	0.107050	79,377	2,177,684	2010
2010	91,251,190	0.243869	216,970	91,251,190	1.720000	1,530,282	91,251,190	0.107050	95,242	2,612,927	2011
2011	106,451,190	0.243869	253,111	106,451,190	1.720000	1,785,186	106,451,190	0.107050	111,107	3,048,171	2012
2012	121,651,190	0.243869	289,253	121,651,190	1.720000	2,040,090	121,651,190	0.107050	126,972	3,483,414	2013
2013	136,851,190	0.243869	325,394	136,851,190	1.720000	2,294,994	136,851,190	0.107050	142,837	3,918,658	2014
2014	152,051,190	0.243869	361,536	152,051,190	1.720000	2,549,898	152,051,190	0.107050	158,702	4,353,901	2015
2015	167,251,190	0.243869	397,677	167,251,190	1.720000	2,804,802	167,251,190	0.107050	174,566	4,789,145	2016
2016	182,451,190	0.243869	433,818	182,451,190	1.720000	3,059,706	182,451,190	0.107050	190,431	5,224,388	2017
2017	197,651,190	0.243869	469,960	197,651,190	1.720000	3,314,610	197,651,190	0.107050	206,296	5,659,632	2018
2018	212,851,190	0.243869	506,101	212,851,190	1.720000	3,569,514	212,851,190	0.107050	222,161	6,094,875	2019
2019	228,051,190	0.243869	542,243	228,051,190	1.720000	3,824,418	228,051,190	0.107050	238,026	6,530,119	2020
2020	243,251,190	0.243869	578,384	243,251,190	1.720000	4,079,322	243,251,190	0.107050	253,890	6,965,362	2021
2021	243,251,190	0.243869	578,384	243,251,190	1.720000	4,079,322	243,251,190	0.107050	253,890	6,965,362	2022
2022	243,251,190	0.243869	578,384	243,251,190	1.720000	4,079,322	243,251,190	0.107050	253,890	6,965,362	2023
2023	243,251,190	0.243869	578,384	243,251,190	1.720000	4,079,322	243,251,190	0.107050	253,890	6,965,362	2024
2024	243,251,190	0.243869	578,384	243,251,190	1.720000	4,079,322	243,251,190	0.107050	253,890	6,965,362	2025
			$ 7,237,206			$ 51,031,674			$ 3,176,626	$ 87,222,213	
	Participation Level		100%	Participation Level		100%	Participation Level		100%		
	Tax Rate Growth Factor		0.00%	Tax Rate Growth Factor		0.00%	Tax Rate Growth Factor		0.00%		
	Tax Rate Collection Factor		97.50%	Tax Rate Collection Factor		97.50%	Tax Rate Collection Factor		97.50%		

Mission Del Lago- TIF Reinvestment Zone

Reimbursement for Public Improvements

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Public Improvements Developer Debt Service	Administrative Expense	TIF Fund Balance
1-Sep-00	2000			-	45,000	(45,000)
1-Sep-01	2001	-	-	-	8,500	(53,500)
1-Sep-02	2002	-	-	-	8,500	(62,000)
1-Sep-03	2003	476	476	-	8,500	(70,024)
1-Sep-04	2004	12,284	12,760	290,959	8,500	(357,199)
1-Sep-05	2005	69,710	82,470	472,401	8,500	(768,390)
1-Sep-06	2006	498,427	580,898	728,749	8,500	(1,007,211)
1-Sep-07	2007	871,953	1,452,851	1,177,578	8,500	(1,321,336)
1-Sep-08	2008	1,307,196	2,760,047	1,667,259	8,500	(1,689,898)
1-Sep-09	2009	1,742,440	4,502,487	2,168,573	8,500	(2,124,530)
1-Sep-10	2010	2,177,684	6,680,171	2,575,950	8,500	(2,531,297)
1-Sep-11	2011	2,612,927	9,293,098	3,276,595	8,500	(3,203,465)
1-Sep-12	2012	3,048,171	12,341,268	3,590,575	8,500	(3,754,369)
1-Sep-13	2013	3,483,414	15,824,682	3,809,023	8,500	(4,088,478)
1-Sep-14	2014	3,918,658	19,743,340	4,049,825	8,500	(4,228,145)
1-Sep-15	2015	4,353,901	24,097,241	4,543,419	8,500	(4,426,163)
1-Sep-16	2016	4,789,145	28,886,386	4,898,205	8,500	(4,543,723)
1-Sep-17	2017	5,224,388	34,110,774	5,205,101	8,500	(4,532,936)
1-Sep-18	2018	5,659,632	39,770,406	5,530,321	8,500	(4,412,125)
1-Sep-19	2019	6,094,875	45,865,281	5,842,101	8,500	(4,167,851)
1-Sep-20	2020	6,530,119	52,395,400	6,136,221	8,500	(3,782,453)
1-Sep-21	2021	6,965,362	59,360,763	6,417,693	8,500	(3,243,283)
1-Sep-22	2022	6,965,362	66,326,125	6,317,121	8,500	(2,603,542)
1-Sep-23	2023	6,965,362	73,291,488	6,209,738	8,500	(1,856,417)
1-Sep-24	2024	6,965,362	80,256,850	6,091,385	8,500	(990,940)
1-Sep-25	2025	6,965,362	87,222,213	5,965,231	8,500	691
		$ 87,222,213		$ 86,964,021	$ 257,500	

Mission Del Lago - TIF Reinvestment Zone

Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
San Antonio	0.578540	100%	0.578540	19.70%	$ 17,248,575	$ 23,141,570
Bexar County	0.287407	100%	0.287407	9.79%	$ 8,528,132	$ 11,496,265
University Health System	0.243869	100%	0.243869	8.30%	$ 7,237,206	$ 9,754,747
Southside ISD	1.720000	100%	1.720000	58.57%	$ 51,031,674	$ 68,799,911
Alamo CCD	0.107050	100%	0.107050	3.65%	$ 3,176,626	$ 4,281,994
Total	2.936866		2.936866	100.00%	$ 87,222,213	$ 117,474,487

Mission Del Lago - TIF Reinvestment Zone

Projected New Value of Tax Increment

Projected Year Values Are on Certified Tax Role

Tax Year	Phase I 2000-2003 20	Phase II 2004 180	Phase III 2005 200	Phase IV 2006 200	Phase V 2007 200	Phase VI 2008 200	Phase VII 2009 200	Phase VIII 2010 200	Phase IX 2011 200	Phase X 2012 200	Phase XI 2013 200	Phase XII 2014 200	Phase XIII 2015 200	Phase XIV 2016 200	Phase XV 2017 200	Phase XVI 2018 200	Phase XVII 2019 200	Total 3,200	Cumulative Value
1999																			
2000	$ 83,536																	$ 83,536	$ 83,536
2001	$ 41,064																	$ 41,064	$ 124,600
2002	$ 214,190																	$ 214,190	$ 338,790
2003	$ 1,232,400																	$ 1,232,400	$ 1,571,190
2004		$ 13,680,000																$ 13,680,000	$ 15,251,190
2005			$ 15,200,000															$ 15,200,000	$ 30,451,190
2006				$ 15,200,000														$ 15,200,000	$ 45,651,190
2007					$ 15,200,000													$ 15,200,000	$ 60,851,190
2008						$ 15,200,000												$ 15,200,000	$ 76,051,190
2009							$ 15,200,000											$ 15,200,000	$ 91,251,190
2010								$ 15,200,000										$ 15,200,000	$ 106,451,190
2011									$ 15,200,000									$ 15,200,000	$ 121,651,190
2012										$ 15,200,000								$ 15,200,000	$ 136,851,190
2013											$ 15,200,000							$ 15,200,000	$ 152,051,190
2014												$ 15,200,000						$ 15,200,000	$ 167,251,190
2015													$ 15,200,000					$ 15,200,000	$ 182,451,190
2016														$ 15,200,000				$ 15,200,000	$ 197,651,190
2017															$ 15,200,000			$ 15,200,000	$ 212,851,190
2018																$ 15,200,000		$ 15,200,000	$ 228,051,190
2019																	$ 15,200,000	$ 15,200,000	$ 243,251,190
2020																		$ -	$ 243,251,190
2021																		$ -	$ 243,251,190
2022																		$ -	$ 243,251,190
2023																		$ -	$ 243,251,190
2024																		$ -	$ 243,251,190
	$ 1,571,190	$ 13,680,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 15,200,000	$ 243,251,190	

Mission del Lago - TIF Reinvestment Zone

Projected Tax Increment Revenue

Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
09/01/99					
03/01/00	-		-	-	
09/01/00	-	9.25%	-	-	-
03/01/01	-		-	-	
09/01/01	-	9.25%	-	-	-
03/01/02	-		-	-	
09/01/02	-	9.25%	-	-	-
03/01/03	-		-	-	
09/01/03	-	9.25%	-	-	-
03/01/04	-		61,559	61,559	
09/01/04	-	9.25%	229,400	229,400	290,959
03/01/05	-		229,400	229,400	
09/01/05	13,000	9.25%	230,001	243,001	472,401
03/01/06	-		229,400	229,400	
09/01/06	80,000	9.25%	419,349	499,349	728,749
03/01/07	-		415,649	415,649	
09/01/07	145,000	9.25%	616,929	761,929	1,177,578
03/01/08	-		610,223	610,223	
09/01/08	233,000	9.25%	824,036	1,057,036	1,667,259
03/01/09	-		813,260	813,260	
09/01/09	317,000	9.25%	1,038,313	1,355,313	2,168,573
03/01/10	-		1,023,651	1,023,651	
09/01/10	528,000	9.25%	1,024,299	1,552,299	2,575,950
03/01/11	-		1,240,286	1,240,286	
09/01/11	541,000	9.25%	1,495,309	2,036,309	3,276,595
03/01/12	-		1,470,288	1,470,288	
09/01/12	650,000	9.25%	1,470,288	2,120,288	3,590,575
03/01/13	-		1,440,225	1,440,225	
09/01/13	927,000	9.25%	1,441,798	2,368,798	3,809,023
03/01/14	-		1,398,924	1,398,924	
09/01/14	1,248,000	9.25%	1,402,901	2,650,901	4,049,825
03/01/15	-		1,345,181	1,345,181	
09/01/15	1,530,000	9.25%	1,668,238	3,198,238	4,543,419
03/01/16	-		1,597,475	1,597,475	
09/01/16	1,699,000	9.25%	1,601,730	3,300,730	4,898,205
03/01/17	-		1,523,151	1,523,151	
09/01/17	2,152,000	9.25%	1,529,950	3,681,950	5,205,101
03/01/18	-		1,430,420	1,430,420	
09/01/18	2,660,000	9.25%	1,439,901	4,099,901	5,530,321
03/01/19	-		1,316,876	1,316,876	
09/01/19	3,196,000	9.25%	1,329,225	4,525,225	5,842,101
03/01/20	-		1,181,410	1,181,410	
09/01/20	3,758,000	9.25%	1,196,811	4,954,811	6,136,221
03/01/21	-		1,023,004	1,023,004	
09/01/21	4,353,000	9.25%	1,041,689	5,394,689	6,417,693
03/01/22	-		840,363	840,363	
09/01/22	4,616,000	9.25%	860,759	5,476,759	6,317,121
03/01/23	-		647,269	647,269	
09/01/23	4,893,000	9.25%	669,469	5,562,469	6,209,738
03/01/24	-		443,168	443,168	
09/01/24	5,181,000	9.25%	467,218	5,648,218	6,091,385
03/01/25	-		227,596	227,596	
09/01/25	5,484,000	9.25%	253,635	5,737,635	5,965,231
	$ 44,204,000		42,760,021	86,964,021	86,964,021