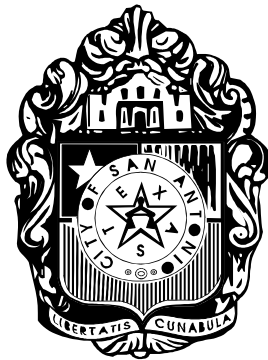


**CITY OF SAN ANTONIO, TEXAS**  
**Housing and Neighborhood Services Department**



**Mission Creek**  
**Tax Increment Reinvestment Zone Seventeen**  
**Final Finance Plan**

**Participation Levels of City (100%), and Bexar County**  
**(43.75% of Operation and Maintenance portion of**  
**tax rate)**

**March 29, 2007**

## **Mission Creek Subdivision Tax Increment Reinvestment Zone – Plan of Finance**

### **Introduction**

The Mission Creek Tax Increment Reinvestment Zone (MCTIRZ) is located in the southeast section of the City of San Antonio. The project boundaries includes Brooks City-Base to the north, Texas A & M Extension Office to the east, vacant land to the west and vacant industrial land to the south. The development is in the San Antonio Independent School District and encompasses approximately 101.06 acres. The 2004 total assessed base value is \$3,991,335, which includes 25 houses that were constructed before December 31, 2003. The total 2004 taxable base value is \$3,991,335. The 2004 base value is projected to increase in total taxable value to \$44,830,928 and a captured tax incremental value of \$40,236,233 net of exemptions. The project includes the projected construction of 448 single-family homes with an average sales price of \$86,500. The total public infrastructure capital costs are estimated at \$5,358,759.

The Developer is HLH Developments, L.P. who has experience in the development and construction of such projects. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the MCTIRZ is projected to be 24.82 years with the MCTIRZ being in existence through fiscal year 2029.

### **Non-Compliance with Universal Design Requirements**

Mission Creek TIRZ creation and contribution to the payment of public infrastructure improvements requires the development to comply with the City's Universal Design requirements (UD), located in the City Code, Chapter 6, Article XII. According to a compromise agreement reached with the Developer, 237 units in Phase 1, 2, and 3 do not comply with UD, but only five (5) non-compliant units will be deducted from the total taxable value, resulting in the reduction of the projected captured value by \$603,360. The tax collections attributable to the reduced captured value is estimated to be \$4,246 annually, which will not be deposited to the MCTIRZ fund but will instead be retained by the Participating Taxing Entities (the City & Bexar County). The remaining 211 units in Phase 4, 5 and 6 shall comply with the Universal Design requirements. If it is discovered that any units in Phase 4, 5 and 6 do not comply, those non-compliant units will also be deducted from the total taxable value.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include site work, storm water pollution prevention, streets, drainage, emergency street work, sewer, water, street light, street signs, secondary Access (70') Street, off-site utilities, platting/zoning fees, tree survey, drainage fees, recreational park area, engineering expenses, geo-technical,

environment, contingency, construction management, and formation fees. The capital cost is estimated at \$5,358,759.

### **Plan of Finance**

The 2004 base Taxable value of the MCTIRZ is \$3,991,335. Estimated MCTIRZ revenue of \$5,989,448 will be utilized to pay the administrative costs of the Participating Taxing Entities and, to the extent of funds are available, to reimburse the developer for eligible project costs.

The public and private improvements commence in tax year 2005 with collections initially scheduled to commence in fiscal year 2006. Estimated captured taxable values are projected to grow from \$2,300,780 in tax year 2005 to \$40,236,233 in each tax year from 2011 through 2028. The amount to be billed for fiscal year 2006 is a combined total of \$15,637.

The 2006 year tax rate of the Participating Taxing Entities per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.57854 at 100% participation level; and Bexar County at \$0.286301 at 43.75% participation level or \$0.125257. This produces estimated annual revenues of \$15,637 in fiscal year 2006 and increases to \$276,102 in fiscal years 2012 through 2029. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed over time from revenues produced by the MCTIRZ to the extent such revenues are available. In addition to the capital costs, other costs to be reimbursed from MCTIRZ revenues include Participating Taxing Entities administrative costs and the developer's finance carry costs. Revenues derived from the MCTIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs incurred by each Participating Taxing Entity; (ii) to pay all other ongoing Administrative Costs to the City and County for administering the Tax Increment Fund and/or the Zone, except that if there are insufficient funds for the full reimbursement of ongoing Administrative Costs to the City and County, then the ongoing Administrative Costs of the City and County shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in the Development Agreement; and (iv) to reimburse the Developer for public improvements, including financing costs, as provided in the Development Agreement and in the Project Plan to the extent that funds in the Tax Increment Fund are available for this purpose. The foregoing notwithstanding, no funds will be paid from the Tax Increment Fund to a Participating Taxing Entity for its financial or legal services in any dispute arising under this Agreement with another Participating Taxing Entity or Participating Taxing Entities.

The Developer's capital cost for public infrastructure improvements is \$5,358,759. Revenues from the MCTIRZ are used to reimburse this amount plus financing costs if

any on the unpaid balance at a rate of 4.54%. The Developer will not receive any payments until fiscal year 2006. The earliest projected payoff of the capital cost would occur in fiscal year 2029 and includes an estimated Developer contribution of \$2,175,164.

The MCTIRZ collections for this project shall not extend beyond September 30, 2029 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – MCTIRZ Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Max. Length of Contribution
City of San Antonio	\$ 6,711,533	September 30, 2029
Bexar County	\$ 1,453,079	September 30, 2029
<b>Maximum Reimbursable Amt.</b>	<b>\$ 8,164,612</b>	

**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 MCTIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The MCTIRZ collections for this project shall not extend beyond September 30, 2029, and may be terminated prior to September 30, 2029, upon payment of public improvements capital costs incurred by the Developer totaling \$5,358,759 or for the failure of the Developer to perform. The City may elect to terminate a MCTIRZ if 50% of the housing and/or commercial construction projected for years 1, 2 and 3 from date the MCTIRZ is created is not complete. Only housing and/or commercial components count towards completion of the construction schedule, infrastructure construction does not. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in Zone Termination.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the MCTIRZ 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 that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the MCTIRZ and any funds remaining in the MCTIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

### **Compliance**

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2002 TIF Guidelines.

### **Reporting**

The Developer shall submit a project status report and financial report on a quarterly basis (January 15<sup>th</sup>, April 15<sup>th</sup>, July 15<sup>th</sup> and October 15<sup>th</sup>) to the City.

### **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.

**City of San Antonio**  
**Mission Creek - TIF Reinvestment Zone**  
**Summary Fact Sheet**  
**March 29, 2007**

Mission Creek  
TIRZ Duration 24.82 Years

Final Finance Plan

Plan of Finance:	Site Area	101.06	Acres
	Single Family Development	66.93	Acres
	School	19.48	Acres
	Park	12.18	Acres
	Civil Use	1.88	Acres
	ROW dedication	0.59	Acres

\*Average Single Family Home Price

Per Home	\$	86,500
Base Value (2004) In City	\$	3,991,335

Project Year:

** Phase I	2003 - 2005	28	Single Family Homes
Phase II	2006	117	Single Family Homes
Phase III	2007	92	Single Family Homes
Phase IV	2008	81	Single Family Homes
Phase V	2009	82	Single Family Homes
Phase VI	2010	48	Single Family Homes
<b>Total</b>		<u>448</u>	

Experience of Housing Developer

HLH Developments, L.P.  
San Antonio, Texas

HLH Developments, L.P. was formed over 6 years ago.  
Harry Hausman is the principal operations officer of the partnership.  
SEDA Consulting Engineers, Inc. are the architect/engineers.  
HLH Developments, L.P. and SEDA Consulting Engineers, Inc. have completed the following projects:

- La Coste Heights, 57 homes, La Coste, TX
- Legend Oaks, 80 homes, San Antonio, TX
- Hunters Oaks, 15 homes, San Antonio, TX

Performance Bonds:

Per Texas Government Code Chapter 2253

Payment Bonds:

Per Texas Government Code Chapter 2253

Assumptions	Captured Value	\$	40,236,233
	Assessed Value Growth Factor		0.00%
	Collection Rate		97.50%
	Estimated Total TIF Revenues	\$	5,989,448
	Estimated TIF Life (12/9/04 to 9/30/29)		24.82    Years

\*Average single family home price provided by the Developer.

\*\* In 2003, 25 homes were constructed in Phase I, the values of which are included in the 2004 base year figure.

## Mission Creek - Tax Increment Reinvestment Zone

### Sources & Uses

#### Sources of Funds

TIF Revenues	\$ 5,989,448
Developer Contribution	\$ 2,175,164
<b>Total Sources of Funds</b>	<b>\$ 8,164,612</b>

#### Uses of Funds

	Phase I 2003-2004	Phase II 2006	Phase III 2007	Phase IV 2008	Phase V 2009	Phase VI 2010	Total Infrastructure Improvements
Begin Construction	28	117	92	81	82	48	448
Single Family Homes							
<b>Public Improvements</b>							
<b>Hard Cost</b>							
Site Work	\$ 6,562	\$ 6,353	\$ 7,283	\$ 9,168	\$ 9,372	\$ 12,903	\$ 51,641
Storm Water Pollution Prevention	\$ 3,955	\$ 3,829	\$ 4,390	\$ 5,526	\$ 5,178	\$ 7,129	\$ 30,007
Streets and Drainage	\$ 226,999	\$ 219,776	\$ 251,969	\$ 317,174	\$ 324,223	\$ 446,394	\$ 1,786,535
Emergency Street Work	\$ 58,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000
Sewer	\$ 116,452	\$ 112,746	\$ 129,261	\$ 162,712	\$ 166,328	\$ 229,002	\$ 916,501
Water	\$ 80,569	\$ 78,006	\$ 89,432	\$ 112,575	\$ 115,077	\$ 158,439	\$ 634,098
Street Lights/Signs	\$ 14,392	\$ 13,934	\$ 15,975	\$ 20,109	\$ 20,556	\$ 28,302	\$ 113,268
Secondary Access (70') Street	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,300	\$ 144,300
Off-site Utilities	\$ 33,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,450
CPS Electric	\$ 22,697	\$ 21,975	\$ 25,194	\$ 31,713	\$ 32,418	\$ 44,634	\$ 178,631
Platting/Zoning/Permits Fees	\$ 16,470	\$ 5,966	\$ 6,743	\$ 7,082	\$ 5,511	\$ 7,126	\$ 48,898
Tree Survey	\$ 3,800	\$ 3,504	\$ 3,652	\$ 3,997	\$ 3,405	\$ 3,751	\$ 22,109
Drainage Fees	\$ 13,710	\$ 12,642	\$ 13,176	\$ 14,422	\$ 12,286	\$ 13,532	\$ 79,768
Recreational Park Area	\$ -	\$ -	\$ -	\$ -	\$ 218,000	\$ -	\$ 218,000
<b>Hard Cost Total</b>	\$ 597,056	\$ 478,731	\$ 547,075	\$ 684,478	\$ 912,354	\$ 1,095,512	\$ 4,315,206
<b>Soft Cost</b>							
Engineering-Surveying	\$ 74,391	\$ 59,841	\$ 68,384	\$ 85,560	\$ 114,044	\$ 136,939	\$ 539,159
Geo-Technical/Environmental	\$ 6,866	\$ 1,420	\$ 1,480	\$ 1,620	\$ 1,380	\$ 1,520	\$ 14,286
Contingency	\$ 28,154	\$ 22,831	\$ 26,175	\$ 32,949	\$ 33,658	\$ 53,555	\$ 197,322
Construction Management	\$ 33,785	\$ 27,397	\$ 31,410	\$ 39,539	\$ 40,389	\$ 64,266	\$ 236,786
<b>Soft Cost Total</b>	\$ 143,196	\$ 111,489	\$ 127,449	\$ 159,668	\$ 189,471	\$ 256,280	\$ 987,553
<b>Total Public Improvements</b>	\$ 740,252	\$ 590,220	\$ 674,524	\$ 844,146	\$ 1,101,825	\$ 1,351,792	\$ 5,302,759
Formation Fees	\$ 56,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000
<b>Grand Total</b>	\$ 796,252	\$ 590,220	\$ 674,524	\$ 844,146	\$ 1,101,825	\$ 1,351,792	\$ 5,358,759
<b>Total Infrastructure</b>	\$ 5,358,759						
<b>Interest Cost (Est.) 4.54%</b>	\$ 2,370,853						
<b>Total Payments to Mission Creek</b>	\$ 7,729,612						
<b>Total Admin. Expenses</b>	\$ 435,000						
<b>Grand Total</b>	<b>\$ 8,164,612</b>						
<b>Project Financing Surplus (Shortage)</b>	\$ -						

## Mission Creek - TIF Reinvestment Zone

Mission Creek  
TIRZ Duration 24.82 Years

### Projected Tax Increment Revenue

Tax Year	Tax Increment Zone						City of San Antonio			Bexar County			Combined TIF Collections	Fiscal Year Ending	
	*Beginning Assessed Value	Annual Value of New Development	Exemptions	Adjustment to Captured Value	Projected Year-End Taxable Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution *	Tax Increments			
2004	3,991,335	-	-	-	3,991,335	-	-	0.578540	-	-	0.125257	-	-	-	2005
2005	3,991,335	2,883,450	-	(582,670)	6,874,785	2,300,780	2,300,780	0.578540	12,845	2,300,780	0.125257	2,792	15,637	2006	
2006	6,874,785	14,106,165	(370,826)	(603,360)	20,610,124	16,015,429	16,015,429	0.578540	90,339	16,040,429	0.125257	19,589	109,928	2007	
2007	20,980,950	7,958,000	(1,049,048)	(603,360)	27,889,903	23,295,208	23,295,208	0.578540	131,403	23,295,208	0.125257	28,449	159,852	2008	
2008	28,938,950	7,006,500	(1,446,948)	(603,360)	34,498,503	29,903,808	29,903,808	0.578540	168,680	29,903,808	0.125257	36,520	205,200	2009	
2009	35,945,450	7,093,000	(1,797,273)	(603,360)	41,241,178	36,646,483	36,646,483	0.578540	206,714	36,646,483	0.125257	44,755	251,469	2010	
2010	43,038,450	4,152,000	(2,151,923)	(603,360)	45,038,528	40,443,833	40,443,833	0.578540	228,134	40,443,833	0.125257	49,392	277,526	2011	
2011	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2012	
2012	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2013	
2013	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2014	
2014	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2015	
2015	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2016	
2016	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2017	
2017	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2018	
2018	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2019	
2019	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2020	
2020	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2021	
2021	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2022	
2022	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2023	
2023	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2024	
2024	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2025	
2025	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2026	
2026	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2027	
2027	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2028	
2028	47,190,450	-	(2,359,523)	(603,360)	44,830,928	40,236,233	40,236,233	0.578540	226,963	40,236,233	0.125257	49,139	276,102	2029	
	\$ 43,199,115						\$ 4,923,449			\$ 1,065,999			\$ 5,989,448		
Existing Annual Value Growth Factors															
Years						0.00%			Participation Level			100%			
Thereafter						0.00%			Tax Rate Growth Factor			0.00%			
Combined Compound Growth Rate									Participation Level *			43.75%			
									Tax Rate Growth Factor			0.00%			
									Tax Rate Collection Factor			97.50%			

\*Bexar County is participating at 43.75% of their Operation and Maintenance tax rate not the total tax rate.



**Mission Creek - TIF Reinvestment Zone**  
**Reimbursement for Public Improvements**

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
1-Sep-05	2005	-	-	-	75,000	-	(75,000)
1-Sep-06	2006	15,637	15,637	72,243	15,000	(3,405)	(150,011)
1-Sep-07	2007	109,928	125,565	144,486	15,000	(6,811)	(206,379)
1-Sep-08	2008	159,852	285,417	168,486	15,000	(9,370)	(239,382)
1-Sep-09	2009	205,200	490,617	188,396	15,000	(10,868)	(248,446)
1-Sep-10	2010	251,469	742,086	228,353	15,000	(11,279)	(251,610)
1-Sep-11	2011	277,526	1,019,612	250,403	15,000	(11,423)	(250,910)
1-Sep-12	2012	276,102	1,295,714	248,273	15,000	(11,391)	(249,472)
1-Sep-13	2013	276,102	1,571,816	247,007	15,000	(11,326)	(246,702)
1-Sep-14	2014	276,102	1,847,918	246,559	15,000	(11,200)	(243,359)
1-Sep-15	2015	276,102	2,124,020	245,884	15,000	(11,049)	(239,189)
1-Sep-16	2016	276,102	2,400,122	244,982	15,000	(10,859)	(233,928)
1-Sep-17	2017	276,102	2,676,224	243,853	15,000	(10,620)	(227,299)
1-Sep-18	2018	276,102	2,952,326	242,497	15,000	(10,319)	(219,013)
1-Sep-19	2019	276,102	3,228,428	241,914	15,000	(9,943)	(209,767)
1-Sep-20	2020	276,102	3,504,530	240,058	15,000	(9,523)	(198,247)
1-Sep-21	2021	276,102	3,780,632	238,976	15,000	(9,000)	(185,121)
1-Sep-22	2022	276,102	4,056,734	237,621	15,000	(8,404)	(170,044)
1-Sep-23	2023	276,102	4,332,836	236,994	15,000	(7,720)	(153,656)
1-Sep-24	2024	276,102	4,608,938	235,049	15,000	(6,976)	(134,579)
1-Sep-25	2025	276,102	4,885,040	233,831	15,000	(6,110)	(113,418)
1-Sep-26	2026	276,102	5,161,142	232,296	15,000	(5,149)	(89,761)
1-Sep-27	2027	276,102	5,437,244	231,443	15,000	(4,075)	(64,178)
1-Sep-28	2028	276,102	5,713,346	224,727	15,000	(2,914)	(30,716)
1-Sep-29	2029	276,102	5,989,448	227,897	15,000	(1,395)	1,094
		\$ 5,989,448		\$ 5,352,223	\$ 435,000	\$ (201,131)	

\* Annual Administrative Expenses from FY 2006-FY 2029 includes a \$2,000 annual administrative expense for Bexar County.

**Mission Creek - TIF Reinvestment Zone Combined  
Participation**

Mission Creek  
TIRZ Duration 24.82 Years

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.578540	100.00%	0.578540	82.20%	\$ 4,923,449	\$ 6,711,533
Bexar County	0.286301	43.75%	0.125257	17.80%	\$ 1,065,999	\$ 1,453,079
Total	0.864841		0.7037967	100.00%	\$ 5,989,448	\$ 8,164,612

**Mission Creek - TIF Reinvestment Zone  
Projected New Value of Tax Increment**

Mission Creek  
TIRZ Duration 24.82 Years

Tax Year	Phase I 2003-2005	2006	Phase II 2007	Phase III 2008	Phase IV 2009	Phase V 2010	Phase VI 2011	Cumulative Total	Total
2003								\$ -	\$ -
2004								\$ -	\$ -
2005	\$ 2,883,450							\$ 2,883,450	\$ 2,883,450
2006		\$ 14,106,165						\$ 14,106,165	\$ 16,989,615
2007			\$ 7,958,000					\$ 7,958,000	\$ 24,947,615
2008				\$ 7,006,500				\$ 7,006,500	\$ 31,954,115
2009					\$ 7,093,000			\$ 7,093,000	\$ 39,047,115
2010						\$ 4,152,000		\$ 4,152,000	\$ 43,199,115
2011								\$ -	\$ 43,199,115
2012								\$ -	\$ 43,199,115
2013								\$ -	\$ 43,199,115
2014								\$ -	\$ 43,199,115
2015								\$ -	\$ 43,199,115
2013								\$ -	\$ 43,199,115
2014								\$ -	\$ 43,199,115
2015								\$ -	\$ 43,199,115
2016								\$ -	\$ 43,199,115
2017								\$ -	\$ 43,199,115
2018								\$ -	\$ 43,199,115
2019								\$ -	\$ 43,199,115
2020								\$ -	\$ 43,199,115
	\$ 2,883,450	\$ 14,106,165	\$ 7,958,000	\$ 7,006,500	\$ 7,093,000	\$ 4,152,000	\$ -	\$ 43,199,115	

\$ -	Commercial New Value
\$ 43,199,115	Residential New Value
\$ -	Multi Family New Value
\$ 43,199,115	Total New Value

Mission Creek - TIF Reinvestment Zone

Mission Creek  
TIRZ Duration 24.82 Years

Projected Uses of Tax Increment  
Construction Completed Cost

Tax Year	Phase I 2003 - 2004	Phase II 2006	Phase III 2007	Phase IV 2008	Phase V 2009	Phase VI 2010	Total
Single Family Homes	28	117	92	81	82	48	448
2001							\$ -
2002							\$ -
2003							\$ -
2004							\$ -
2005	\$ 796,252						\$ 796,252
2006							\$ -
2007		\$ 590,220					\$ 590,220
2008			\$ 674,524				\$ 674,524
2009				\$ 844,146			\$ 844,146
2010					\$ 1,101,825		\$ 1,101,825
2011						\$ 1,351,792	\$ 1,351,792
2012							\$ -
2013							\$ -
2014							\$ -
2015							\$ -
2016							\$ -
2017							\$ -
2018							\$ -
2019							\$ -
2020							\$ -
	\$ 796,252	\$ 590,220	\$ 674,524	\$ 844,146	\$ 1,101,825	\$ 1,351,792	\$ 5,358,759

**Mission Creek - TIF Reinvestment Zone**  
**Projected Tax Increment Revenue**

**Principal and Interest Requirements**

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/04	-		-	-	-
09/01/04	-	4.54%	-	-	-
03/01/05	-		-	-	-
09/01/05	-	4.54%	-	-	-
03/01/06	-		-	-	-
09/01/06	-	4.54%	72,243	72,243	72,243
03/01/07	-		72,243	72,243	-
09/01/07	-	4.54%	72,243	72,243	144,486
03/01/08	-		72,243	72,243	-
09/01/08	24,000	4.54%	72,243	96,243	168,486
03/01/09	-		71,698	71,698	-
09/01/09	45,000	4.54%	71,698	116,698	188,396
03/01/10	-		70,676	70,676	-
09/01/10	87,000	4.54%	70,676	157,676	228,353
03/01/11	-		68,702	68,702	-
09/01/11	113,000	4.54%	68,702	181,702	250,403
03/01/12	-		66,136	66,136	-
09/01/12	116,000	4.54%	66,136	182,136	248,273
03/01/13	-		63,503	63,503	-
09/01/13	120,000	4.54%	63,503	183,503	247,007
03/01/14	-		60,779	60,779	-
09/01/14	125,000	4.54%	60,779	185,779	246,559
03/01/15	-		57,942	57,942	-
09/01/15	130,000	4.54%	57,942	187,942	245,884
03/01/16	-		54,991	54,991	-
09/01/16	135,000	4.54%	54,991	189,991	244,982
03/01/17	-		51,926	51,926	-
09/01/17	140,000	4.54%	51,926	191,926	243,853
03/01/18	-		48,748	48,748	-
09/01/18	145,000	4.54%	48,748	193,748	242,497
03/01/19	-		45,457	45,457	-
09/01/19	151,000	4.54%	45,457	196,457	241,914
03/01/20	-		42,029	42,029	-
09/01/20	156,000	4.54%	42,029	198,029	240,058
03/01/21	-		38,488	38,488	-
09/01/21	162,000	4.54%	38,488	200,488	238,976
03/01/22	-		34,810	34,810	-
09/01/22	168,000	4.54%	34,810	202,810	237,621
03/01/23	-		30,997	30,997	-
09/01/23	175,000	4.54%	30,997	205,997	236,994
03/01/24	-		27,024	27,024	-
09/01/24	181,000	4.54%	27,024	208,024	235,049
03/01/25	-		22,916	22,916	-
09/01/25	188,000	4.54%	22,916	210,916	233,831
03/01/26	-		18,648	18,648	-
09/01/26	195,000	4.54%	18,648	213,648	232,296
03/01/27	-		14,222	14,222	-
09/01/27	203,000	4.54%	14,222	217,222	231,443
03/01/28	-		9,613	9,613.45	-
09/01/28	205,500	4.54%	9,613	215,113.45	224,727
03/01/29	-		4,949	4,948.60	-
09/01/29	218,000	4.54%	4,949	222,948.60	227,897
	<u>3,182,500</u>		<u>2,169,723</u>	<u>5,352,223</u>	<u>5,352,223</u>

**Mission Creek - TIF Reinvestment Zone**  
**List of Universal Design Non-compliant Accounts**

	<u>Account Number</u>
1	109200020020
2	109200030070
3	109200040070
4	109200040080
5	109200040180