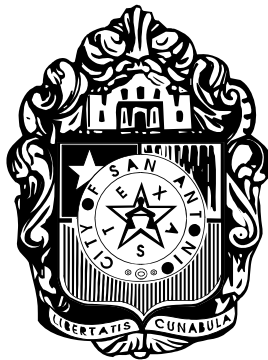


CITY OF SAN ANTONIO, TEXAS
Housing and Neighborhood Services Department



Hunters Pond
Tax Increment Reinvestment Zone Twenty-five
Final Finance Plan

Participation Levels of City (100% Less Cost of Services)
and Bexar County (70% of Operation and Maintenance)

January 15, 2009

Hunters Pond Tax Increment Reinvestment Zone – Plan of Finance

Introduction

The Hunters Pond subdivision is located in the southern section of the City of San Antonio, outside SW Loop 410, west of Zarzamora Road. The development is in the South West Independent School District and encompasses approximately 88.100 acres. The tax year 2006 base value is \$4,682,900 and the projected captured value is \$107,341,010 for tax year 2030. The project includes 352 single-family detached homes, 34 town homes, 39 garden homes and 24 duplex units. The total public infrastructure capital cost is estimated at \$8,141,309. The life of the Tax Increment Reinvestment Zone (“TIRZ”) is projected to be 25.35 years with the TIRZ being in existence through fiscal year 2031.

Non-Compliance with Universal Design Requirements

Hunters Pond TIRZ creation and contribution to the payment of public infrastructure improvements requires the development to comply with the City’s Universal Design (“UD”) requirements, located in the City Code, Chapter 6, Article XII. According to a compromise agreement reached with the Developer, 20 units in Phases I and II do not comply with UD requirements, and will be deducted from the total taxable value, resulting in the reduction of the projected assessed value by \$2,867,090. The tax collections attributable to the reduced captured value is estimated to be \$20,764 annually, which will not be deposited to the Hunters Pond TIRZ fund but will instead be retained by the Participating Taxing Entities (the City and Bexar County). The remaining 429 units in Phases I-IX shall comply with the UD requirements. If it is discovered that any other units in Phases I-IX do not comply, those non-compliant units will also be deducted from the total taxable value.

Public Infrastructure and Related Eligible Expenses

The public infrastructure improvements and related capital costs include site work, storm water pollution prevention, streets and drainage, alleys, sewer, water, street lights/signs, detention ponds, offsite sewer, street extension to Zarzamora, offsite water/sewer street extension, platting, zoning, permits, ROW landscaping, CPS electric, park improvements, village green improvements, street trees, geo-technical, engineering-surveying, contingency, construction management, legal and formation fees. The Developer’s capital cost is estimated at \$8,141,309.

Plan of Finance

The tax year 2006 base value of the TIRZ is \$4,682,900. 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 2007 with collections commencing in tax year 2007

(fiscal year 2008). Captured values grow from \$6,968,690 in tax year 2007 to \$107,341,010 in tax year 2030.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.567140; and Bexar County at \$0.175644. This produces annual revenues of \$28,142 in fiscal year 2008 and \$591,461 in fiscal year 2031. A 3% growth in values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues include increased services due to annexation beginning in fiscal year 2020. The City shall withhold its portion of the cost of services annually. These amounts will not be deposited into the TIRZ Fund.

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs 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; (iv) to reimburse the City and/or the County under any reclaim of funds pursuant to the Development Agreement; and (v) to reimburse the Developer for Public Improvements, including financing costs (if any), as provided in the Development Agreement, the Financing Plan and in the Project Plan to the extent that funds in the TIF Fund are available for this purpose.

The Developer's capital cost incurred for public infrastructure improvements is estimated at \$8,141,309. Revenues from the TIRZ are used to pay this amount plus financing costs if any, at a rate of 4.32%. In order to be eligible for reimbursement on financing costs, the Developer must submit evidence of actual financing costs incurred on debt including loan documents and bank statements. It is projected that the Developer would not receive any payments until fiscal year 2009. The earliest projected payoff of the capital cost would occur in fiscal year 2031 and includes an estimated Developer contribution of \$4,136,555.

The TIRZ collections for this project shall not extend beyond September 30, 2031 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Maximum Contribution to Developer	Max. Length of Contribution
City of San Antonio	\$ 7,000,000	September 30, 2031
Bexar County	\$ 2,213,369	September 30, 2031
Maximum Reimbursable Amt.	\$ 9,213,369	

Bexar County’s contribution does not include any contribution towards the City’s Cost of Services. Bexar County’s Participation is 70% of their O & M portion of the total tax rate and their increment excludes any contribution to City services.

Bexar County will contribute an additional \$158,136 to cover start up costs and administrative expenses.

The City will contribute an additional \$4,427,487 to cover the City’s administrative expenses and the Cost of Services.

Cost of Services will be deducted from the City’s annual tax increment before the distribution is made to the TIRZ fund.

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, 2031, and may be terminated prior to September 30, 2031, upon payment of the maximum Developer reimbursement of \$9,213,369 or the failure of the Developer to perform. The City may elect to terminate the TIRZ if 50% of the housing and/or commercial construction projected for years 1, 2, and 3 from the date the TIRZ 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 TIRZ 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 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 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 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 entity’s participation level.

Compliance

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2004 TIF Guidelines. Staff continues to review and monitor for compliance with Section III criteria of the 2004 TIF guidelines, including the UD Policy. It is understood that 20 homes will not comply with this policy; however, all other homes constructed must comply with the UD Policy. If it is discovered that homes beyond the initial 20 are not constructed in accordance with the UD Policy, the project will be terminated.

Reporting

The Developer shall submit a project status report and a financial report on a quarterly basis (January 15th, April 15th, July 15th and October 15th) to the City beginning on January 15, 2009.

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
Hunters Pond - TIF Reinvestment Zone
Summary Fact Sheet
January 15, 2009**

Final Finance Plan

Plan of Finance: Site Area 88.100 Acres

Base Value (2006) In City	\$	4,682,900
*Average Single Family Detached Homes	\$	143,150
**Average Duplex Unit Price	\$	124,400
**Average Garden Home Price	\$	198,883
**Average Townhome Price	\$	124,984

Project Year:

Phase I (2 A & B)	2006	23	Single Family Detached Homes
Phase II (3)	2007	35	Single Family Detached Homes
Phase III-IV (4 A & B - 5A & B)	2008-2009	44	Single Family Detached Homes
		4	Duplex Units
		10	Townhomes
		18	Single Family Detached Homes
Phase V (6 A & B)	2010	10	Duplex Units
		9	Garden Homes
		6	Townhomes
Phase VI	2011	41	Single Family Detached Homes
		10	Duplex Units
		5	Garden Homes
Phase VII	2012	4	Townhomes
		61	Single Family Detached Homes
		5	Garden Homes
Phase VIII	2013	4	Townhomes
		66	Single Family Detached Homes
		10	Garden Homes
Phase IX	2014	4	Townhomes
		64	Single Family Detached Homes
		10	Garden Homes
		6	Townhomes
		352	Total Single Family Detached Homes
		34	Total Townhomes
		39	Total Garden Homes
		24	Total Duplex Units
Grand Total		449	

Performance Bonds: Per Texas Government Code Chapter 2253

Payment Bonds: Per Texas Government Code Chapter 2253

Assumptions:	Projected Captured Value	\$	107,341,010
	Assessed Value Growth Factor		3.00%
	Collection Rate		97.50%
	Estimated Total TIF Revenues	\$	11,228,137
	Estimated TIF Life (6/01/2006 to 9/30/2031)		25.35 Years

*Price based on current Bexar Appraisal District average on existing units within zone.

**Price based on San Antonio Board of Realtors MLS average price (October 2008).

Hunters Pond - Tax Increment Reinvestment Zone

Sources and Uses

Sources of Funds

TIF Revenues	\$ 11,228,137
Developer Contribution	\$ 4,136,555
Total Sources of Funds	\$ 15,364,692

Uses of Funds

	Phase I 2006	Phase II 2007	Phase III-IV 2008-2009	Phase V-IX 2010-2014	Total
Begin Construction	23	35	58	333	449
Single Family /Duplex/Garden/Townhomes					

Public Improvements

Hard Cost

Site Work	\$ 24,679	\$ 9,759	\$ 54,966	\$ 69,292	\$ 158,696
Storm Water Pollution Prevention	\$ 4,791	\$ 1,895	\$ 10,672	\$ 13,453	\$ 30,811
Streets and Drainage	\$ 398,854	\$ 154,258	\$ 790,656	\$ 969,526	\$ 2,313,294
Alleys	\$ 161,700	\$ 60,900	\$ 321,300	\$ 394,800	\$ 938,700
Sewer	\$ 166,856	\$ 64,862	\$ 331,134	\$ 405,764	\$ 968,616
Water	\$ 127,355	\$ 49,985	\$ 252,120	\$ 308,795	\$ 738,255
Street Lights/Signs	\$ 10,010	\$ 3,959	\$ 22,295	\$ 28,106	\$ 64,370
Detention Ponds	\$ 28,000	\$ 29,400	\$ 16,100	\$ 16,100	\$ 89,600
Off Site Sewer	\$ 89,000	\$ -	\$ -	\$ -	\$ 89,000
Street Extension to Zarzamora	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Offsite Water/Sewer Street Extension	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Platting, Zoning, Permits and ROW landscaping	\$ 20,000	\$ 13,700	\$ 19,950	\$ 19,650	\$ 73,300
CPS Electric	\$ 31,570	\$ 12,485	\$ 70,315	\$ 88,642	\$ 203,012
Park Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
Village Green Improvements	\$ -	\$ -	\$ 62,500	\$ 62,500	\$ 125,000
Street Trees	\$ 16,000	\$ 20,000	\$ 34,000	\$ 38,000	\$ 108,000
Hard Cost Total	\$ 1,078,815	\$ 721,203	\$ 1,986,008	\$ 2,664,628	\$ 6,450,654

Soft Cost

Engineering-Surveying	\$ 118,670	\$ 79,332	\$ 218,461	\$ 293,110	\$ 709,573
Geo-Technical	\$ 3,600	\$ 3,710	\$ 5,785	\$ 5,895	\$ 18,990
Contingency	\$ 97,093	\$ 64,908	\$ 178,741	\$ 239,816	\$ 580,558
Construction Management	\$ 53,941	\$ 36,060	\$ 99,301	\$ 133,232	\$ 322,534
Legal and Formation Fees	\$ 59,000	\$ -	\$ -	\$ -	\$ 59,000
Soft Cost Total	\$ 332,304	\$ 184,010	\$ 502,288	\$ 672,053	\$ 1,690,655

Total Public Improvements	\$ 1,411,119	\$ 905,213	\$ 2,488,296	\$ 3,336,681	\$ 8,141,309
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Total Infrastructure	\$ 8,141,309
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Financing Cost @ 4.32%	\$ 2,637,760
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Total Developer Costs	\$ 10,779,069
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Total Admin. Expenses	\$ 765,719
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Cost of Services *	\$ 3,819,904
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Grand Total	\$ 15,364,692
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Project Financing Surplus (Shortage)	\$ -
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* Cost of Services will be deducted from the City's annual tax increment before the distribution is made to the TIRZ fund.

Hunters Pond - TIF Reinvestment Zone

Projected Tax Increment Revenue

Tax Year	Tax Increment Zone						City of San Antonio			Bexar County			Combined Tax Increment	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Adjustment to Captured Value	Projected Year-End Taxable Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increment	Captured Taxable Value	Tax Rate Contribution	Tax Increment			
		Growth												
2006	4,682,900	-		4,682,900	-	-	0.578540	-	-	0.200411	-	-	-	2007
2007	4,682,900	9,835,780	(2,867,090)	14,518,680	6,968,690	3,797,520	0.572300	21,190	3,835,021	0.185916	6,952	\$ 28,142	2008	
2008	14,518,680	8,046,040	(2,867,090)	22,564,720	15,014,730	15,014,730	0.567140	83,026	15,014,730	0.175644	25,713	\$ 108,739	2009	
2009	22,564,720	-	(2,867,090)	22,564,720	15,014,730	15,014,730	0.565140	82,733	15,014,730	0.175644	25,713	\$ 108,446	2010	
2010	22,564,720	6,360,551	(2,867,090)	28,925,271	21,375,281	21,375,281	0.565140	117,780	21,375,281	0.175644	36,606	\$ 154,386	2011	
2011	28,925,271	8,607,501	(2,867,090)	37,532,772	29,982,782	29,982,782	0.565140	165,209	29,982,782	0.175644	51,346	\$ 216,555	2012	
2012	37,532,772	10,226,501	(2,867,090)	47,759,273	40,209,283	40,209,283	0.565140	221,558	40,209,283	0.175644	68,860	\$ 290,418	2013	
2013	47,759,273	11,936,666	(2,867,090)	59,695,939	52,145,949	52,145,949	0.565140	287,330	52,145,949	0.175644	89,301	\$ 376,631	2014	
2014	59,695,939	11,900,334	(2,867,090)	71,596,273	64,046,283	64,046,283	0.565140	352,902	64,046,283	0.175644	109,681	\$ 462,583	2015	
2015	71,596,273	-	2,147,888	(2,867,090)	73,744,161	66,194,171	0.565140	364,737	66,194,171	0.175644	113,359	\$ 478,096	2016	
2016	73,744,161	-	2,212,325	(2,867,090)	75,956,486	68,406,496	0.565140	376,928	68,406,496	0.175644	117,148	\$ 494,076	2017	
2017	75,956,486	-	2,278,695	(2,867,090)	78,235,181	70,685,191	0.565140	389,484	70,685,191	0.175644	121,050	\$ 510,534	2018	
2018	78,235,181	-	2,347,055	(2,867,090)	80,582,236	73,032,246	0.565140	402,416	73,032,246	0.175644	125,070	\$ 527,486	2019	
2019	80,582,236	-	2,417,467	(2,867,090)	82,999,703	75,449,713	0.565140	415,737	75,449,713	0.175644	129,210	\$ 544,947	2020	
2020	82,999,703	-	2,489,991	(2,867,090)	85,489,694	77,939,704	0.565140	429,457	77,939,704	0.175644	133,474	\$ 562,931	2021	
2021	85,489,694	-	2,564,691	(2,867,090)	88,054,385	80,504,395	0.565140	443,588	80,504,395	0.175644	137,866	\$ 581,454	2022	
2022	88,054,385	-	2,641,632	(2,867,090)	90,696,017	83,146,027	0.565140	458,144	83,146,027	0.175644	142,390	\$ 600,534	2023	
2023	90,696,017	-	2,720,880	(2,867,090)	93,416,897	85,866,907	0.565140	473,137	85,866,907	0.175644	147,050	\$ 620,187	2024	
2024	93,416,897	-	2,802,507	(2,867,090)	96,219,404	88,669,414	0.565140	488,579	88,669,414	0.175644	151,849	\$ 640,428	2025	
2025	96,219,404	-	2,886,582	(2,867,090)	99,105,986	91,555,996	0.565140	504,484	91,555,996	0.175644	156,792	\$ 661,276	2026	
2026	99,105,986	-	2,973,180	(2,867,090)	102,079,166	94,529,176	0.565140	520,867	94,529,176	0.175644	161,884	\$ 682,751	2027	
2027	102,079,166	-	3,062,375	(2,867,090)	105,141,541	97,591,551	0.565140	537,741	97,591,551	0.175644	167,128	\$ 704,869	2028	
2028	105,141,541	-	3,154,246	(2,867,090)	108,295,787	100,745,797	0.565140	555,121	100,745,797	0.175644	153,063	\$ 708,184	2029	
2029	108,295,787	-	3,248,874	(2,867,090)	111,544,660	103,994,670	0.565140	573,023	103,994,670	0.175644	-	\$ 573,023	2030	
2030	111,544,660	-	3,346,340	(2,867,090)	114,891,000	107,341,010	0.565140	591,461	107,341,010	0.175644	-	\$ 591,461	2031	
\$ 66,913,373						\$ 8,856,632			\$ 2,371,505			\$ 11,228,137		
Existing Annual Value Growth Factors						100% Participation Level			70% Participation Level					
Years						0.00%			0.00%					
Thereafter						0.00% Tax Rate Growth Factor			0.00% Tax Rate Growth Factor					
Combined Compound Growth Rate						3.00% Tax Rate Collection Factor			97.50% Tax Rate Collection Factor					

Note:
-Bexar County is participating at 70% of their Operation and Maintenance tax rate not the total tax rate.

Hunters Pond - Tax Increment Reinvestment Zone Reimbursement for Public Improvements

Fiscal Year	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Cost of Services**	TIF Fund Balance
2006	\$ -	\$ -	\$ 13,165			\$ (13,165)
2007	-	-	38,966	\$ 75,000		(127,132)
2008	28,142	28,142	105,365	6,795		(211,149)
2009	108,739	136,881	159,127	10,825		(272,363)
2010	108,446	245,327	159,127	10,810		(333,854)
2011	154,386	399,713	167,127	13,107		(359,702)
2012	216,555	616,268	188,782	16,216		(348,145)
2013	290,418	906,686	219,486	19,909		(297,121)
2014	376,631	1,283,317	254,807	24,220		(199,517)
2015	462,583	1,745,900	290,487	28,517		(55,939)
2016	478,096	2,223,996	292,439	29,293		100,425
2017	494,076	2,718,072	296,046	30,092		268,364
2018	510,534	3,228,606	298,220	30,915		449,763
2019	527,486	3,756,092	300,006	31,762		645,481
2020	544,947	4,301,039	303,402	32,635	\$ 348,725	505,666
2021	562,931	4,863,970	305,324	33,535	353,400	376,338
2022	581,454	5,445,424	306,814	34,461	358,237	258,280
2023	600,534	6,045,958	309,871	35,415	363,194	150,334
2024	620,187	6,666,145	309,410	36,397	368,260	56,453
2025	640,428	7,306,573	324,428	37,409	273,414	61,630
2026	661,276	7,967,849	346,103	38,452	278,679	59,672
2027	682,751	8,650,600	351,396	39,526	284,049	67,452
2028	704,869	9,355,469	377,954	40,631	289,517	64,219
2029	708,184	10,063,653	359,828	40,797	295,087	76,691
2030	573,023	10,636,676	269,874	34,039	300,764	45,036
2031	591,461	11,228,137	294,704	34,961	306,578	254
	\$ 11,228,137		\$ 6,642,260	\$ 765,719	\$ 3,819,904	

*Annual Administrative Expenses from FY 2008-FY 2031 includes \$5,388 annual administrative expenses for Bexar County and the City of San Antonio at 5% of the projected annual revenue.

* Bexar County start up costs are \$28,824 and are part of the \$75,000 outlined in FY 2007.

**Cost of Services will be deducted from the City's annual tax increment before the distribution is made to the TIRZ fund.

Hunters Pond - TIF Reinvestment Zone Combined Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.567140	100.00%	0.567140	82.81%	\$ 8,856,632	\$ 11,427,487
Bexar County *	0.250920	70.00%	0.175644	17.19%	\$ 2,371,505	\$ 2,371,505
Total	0.818060		0.742784	100.00%	\$ 11,228,137	\$ 13,798,992

Note: The City's contribution to the Developer costs is limited to \$7,000,000; the remaining \$4,427,487 will go to pay for administrative expenses and costs of services.

* Bexar County's Participation is 70% of their O & M portion of the total tax rate and their tax increment revenue excludes any contribution to the City's cost of services.

*Bexar County's maximum contribution to the Developer is \$2,213,369; the remaining \$158,136 will go to pay for administrative expenses and startup costs.

**Hunters Pond - TIF Reinvestment Zone
Projected New Revenue of Development**

Tax Year	Single Family Phase II 2007	Single Family Phases III-IV 2008	Duplex 2009	Townhomes 2009	Single Family Phase V 2010	Duplex 2010	Garden Homes 2010	Townhomes 2010	Single Family Phase VI 2011	Duplex 2011	Garden Homes 2011	Townhomes 2011	Single Family Phase VII 2012	Garden Homes 2012	Townhomes 2012	Single Family Phase VIII 2013
2007	\$ 9,835,780															
2008		\$ 6,298,600	497,600.00	\$ 1,249,840												
2009																
2010					\$ 2,576,700	\$ 1,244,000	\$ 1,789,947	\$ 749,904								
2011								\$ 5,869,150	\$ 1,244,000	\$ 994,415	\$ 499,936					
2012													\$ 8,732,150	\$ 994,415	\$ 499,936	
2013																\$ 9,447,900
2014																
2015																
2016																
2017																
2018																
2019																
2020																
2021																
2022																
2023																
2024																
	\$ 9,835,780	\$ 6,298,600	\$ 497,600	\$ 1,249,840	\$ 2,576,700	\$ 1,244,000	\$ 1,789,947	\$ 749,904	\$ 5,869,150	\$ 1,244,000	\$ 994,415	\$ 499,936	\$ 8,732,150	\$ 994,415	\$ 499,936	\$ 9,447,900

\$ 4,249,456 Townhomes New Value
 \$ 2,985,600 Duplex Unit New Value
 \$ 51,921,880 Single Family New Value
\$ 7,756,437 Garden Homes New Value
 \$ 66,913,373 Total Value of New Development

**Hunters Pond - TIF Reinvestment Zone
Projected New Revenue of Development**

Tax Year	Garden Homes	Townhomes	Single Family Garden Homes		Townhomes	Total	Cumulative Total	Fiscal Year
	2013	2013	2014	2014	2014			
2007						\$ 9,835,780	\$ 9,835,780	2008
2008						\$ 8,046,040	\$ 17,881,820	2009
2009						\$ -	\$ 17,881,820	2010
2010						\$ 6,360,551	\$ 24,242,371	2011
2011						\$ 8,607,501	\$ 32,849,872	2012
2012						\$ 10,226,501	\$ 43,076,373	2013
2013	\$ 1,988,830	\$ 499,936				\$ 11,936,666	\$ 55,013,039	2014
2014			\$ 9,161,600	\$ 1,988,830	\$ 749,904	\$ 11,900,334	\$ 66,913,373	2015
2015						\$ -	\$ 66,913,373	2016
2016						\$ -	\$ 66,913,373	2017
2017						\$ -	\$ 66,913,373	2018
2018						\$ -	\$ 66,913,373	2019
2019						\$ -	\$ 66,913,373	2020
2020						\$ -	\$ 66,913,373	2021
2021						\$ -	\$ 66,913,373	2022
2022						\$ -	\$ 66,913,373	2023
2023						\$ -	\$ 66,913,373	2024
2024						\$ -	\$ 66,913,373	2025
	<u>\$ 1,988,830</u>	<u>\$ 499,936</u>	<u>\$ 9,161,600</u>	<u>\$ 1,988,830</u>	<u>\$ 749,904</u>	<u>\$ 66,913,373</u>		

Hunters Pond - TIF Reinvestment Zone

**Projected Uses of Tax Increment
Construction Completed Cost**

Tax Year	Phase I 2006	Phase II 2007	Phase III-IV 2008-2009	Phase V-IX 2010-2014	Total
2006	\$ 1,411,119				\$ 1,411,119
2007		\$ 905,213			\$ 905,213
2008			\$ 2,488,296		\$ 2,488,296
2009					\$ -
2010				\$ 3,336,681	\$ 3,336,681
	<u>\$ 1,411,119</u>	<u>\$ 905,213</u>	<u>\$ 2,488,296</u>	<u>\$ 3,336,681</u>	<u>\$ 8,141,309</u>

Hunters Pond - TIF Reinvestment Zone Projected Tax Increment Revenue

Date	Principal and Interest Requirements				Annual Debt Service
	Principal	Interest Rate	Interest	Semi-annual Debt Service	
03/01/06	\$ -		\$ -	\$ -	
09/01/06	-	4.32%	13,165	13,165	\$ 13,165
03/01/07	-		13,165	13,165	
09/01/07	-	4.32%	25,801	25,801	38,966
03/01/08	-		25,801	25,801	
09/01/08	-	4.32%	79,564	79,564	105,365
03/01/09	-		79,564	79,564	
09/01/09	-	4.32%	79,564	79,564	159,127
03/01/10	-		79,564	79,564	
09/01/10	-	4.32%	79,564	79,564	159,127
03/01/11	-		79,564	79,564	
09/01/11	8,000	4.32%	79,564	87,564	167,127
03/01/12	-		79,391	79,391	
09/01/12	30,000	4.32%	79,391	109,391	188,782
03/01/13	-		78,743	78,743	
09/01/13	62,000	4.32%	78,743	140,743	219,486
03/01/14	-		77,404	77,404	
09/01/14	100,000	4.32%	77,404	177,404	254,807
03/01/15	-		75,244	75,244	
09/01/15	140,000	4.32%	75,244	215,244	290,487
03/01/16	-		72,220	72,220	
09/01/16	148,000	4.32%	72,220	220,220	292,439
03/01/17	-		69,023	69,023	
09/01/17	158,000	4.32%	69,023	227,023	296,046
03/01/18	-		65,610	65,610	
09/01/18	167,000	4.32%	65,610	232,610	298,220
03/01/19	-		62,003	62,003	
09/01/19	176,000	4.32%	62,003	238,003	300,006
03/01/20	-		58,201	58,201	
09/01/20	187,000	4.32%	58,201	245,201	303,402
03/01/21	-		54,162	54,162	
09/01/21	197,000	4.32%	54,162	251,162	305,324
03/01/22	-		49,907	49,907	
09/01/22	207,000	4.32%	49,907	256,907	306,814
03/01/23	-		45,436	45,436	
09/01/23	219,000	4.32%	45,436	264,436	309,871
03/01/24	-		40,705	40,705	
09/01/24	228,000	4.32%	40,705	268,705	309,410
03/01/25	-		42,714	42,714	
09/01/25	239,000	4.32%	42,714	281,714	324,428
03/01/26	-		37,552	37,552	
09/01/26	271,000	4.32%	37,552	308,552	346,103
03/01/27	-		31,698	31,698	
09/01/27	288,000	4.32%	31,698	319,698	351,396
03/01/28	-		25,477	25,477	
09/01/28	327,000	4.32%	25,477	352,477	377,954
03/01/29	-		18,414	18,414	
09/01/29	323,000	4.32%	18,414	341,414	359,828
03/01/30	-		11,437	11,437	
09/01/30	247,000	4.32%	11,437	258,437	269,874
03/01/31	-		6,102	6,102	
09/01/31	282,500	4.32%	6,102	288,602	294,704
	<u>\$ 4,004,500</u>		<u>\$ 2,637,760</u>	<u>\$ 6,642,260</u>	<u>\$ 6,642,260</u>

Hunters Pond - TIF Reinvestment Zone
List of Universal Design Non-compliant Accounts

	Account Number
1	042862030030
2	042862030020
3	042862030100
4	042862020140
5	042862020130
6	042862020020
7	042862020060
8	042862060090
9	042862060120
10	042862020160
11	042862030080
12	042862030090
13	042862020120
14	042862020070
15	042862020080
16	042862030010
17	042862030120
18	042862040260
19	042862040150
20	042862020030