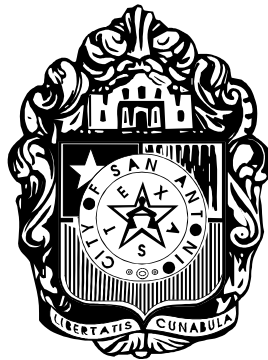


CITY OF SAN ANTONIO, TEXAS
Neighborhood Services Department



Mission Del Lago
Tax Increment Reinvestment Zone Six

**Participation Levels of City (100%), Bexar County (100% of
Operation and Maintenance portion of tax rate), University
Health System (75%), Southside ISD (100%) and
Alamo Community College District (50%)**

AMENDED FINAL FINANCE PLAN

Approved August 26, 1999
Amended June 29, 2006

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

Introduction

The 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 Southside Independent School District and encompasses 812.132 acres. The 1999 base value is \$1,323,410 and the projected captured tax incremental value is \$328,729,290. The project includes the construction of 2,734 single-family homes with an average sales price of \$114,000, construction of 280 multi-family homes and 287,600 square feet of Retail/Office Commercial. Construction will be carried out in twenty-two phases with the last phase commencing on September 30, 2024. The total public improvement infrastructure capital cost is estimated at \$60,228,267. The Developer is Mission del Lago, a duly authorized Texas Limited Partnership and its affiliate Mission del Lago, Ltd. The life of the Tax Increment Reinvestment Zone (“TIRZ”) is projected to be 26.13 years with the TIRZ being in existence through fiscal year 2025.

Public Infrastructure

The public infrastructure improvements and related capital costs include streets and approaches, sidewalks, drainage, water, sewer, utilities, street lights, on-site sewer outfall, Del Lago parkway, gas, platting fees, drainage fees, sewer impact fees, engineering/surveying fees, and park improvements. The capital cost is estimated at \$60,228,267.

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 2000 (fiscal year 2001). Captured values grow from \$30,761 in tax year 2000 to \$328,729,290 in tax year 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 \$0.182902; Southside Independent School District at \$1.580000*; and the Alamo Community College District at \$0.053525. This produces annual revenues of \$11,306 in fiscal year 2003 to \$8,425,751 in fiscal year 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 include certain 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.) to administrative fees pertaining to the City or its Administrator; (iii.) to Southside ISD, and (iv.) to the Developer, on an annual basis, as TIRZ revenues are available for such payments.

*Pursuant to executed Interlocal Agreement dated February 16, 2000 between the City of San Antonio and the Southside Independent School District.

The Developer’s capital cost incurred for public infrastructure improvements is \$60,228,267. Revenues from the TIRZ are used to pay this amount plus financing costs if any on the unpaid balance at a rate of 9.25% for the years 1999 through 2006 and 4.54% for the remainder of the term. The annual payments were structured as debt service payments to the Developer. Developer payments were scheduled to begin fiscal year 2001. Any negative carry by the Developer would add additional interest to be paid to the Developer at an interest rate of 4.54%. The earliest projected payoff of the capital cost would occur in fiscal year 2025 and a Developer contribution of \$6,550,735.

The TIRZ collections for this project shall not extend beyond September 30, 2025 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 Dollar Contribution	Max. Length of Contribution
City of San Antonio	\$ 21,212,813	September 30, 2025
Bexar County	\$ 10,539,188	September 30, 2025
University Health System	\$ 6,706,771	September 30, 2025
Southside ISD*	\$ 37,653,862	September 30, 2025
Alamo Community College	\$ 365,066	September 30, 2014
Maximum Reimbursable Amt.	\$ 76,477,700	

* Southside ISD will receive a 35% reimbursement of their contribution. Please refer to Southside ISD table on page 10.

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 improvements capital costs incurred by the Developer totaling \$60,228,267 or for the failure of the Developer to perform. The City may elect to terminate a TIRZ if 50% of the housing construction projected for years 2006, 2007, and 2008 is not complete, unless such completion is not attainable due to such action of the federal, state or local government, court order, other actions out of the control of the Developer or if the market conditions deem it not feasible. 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 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 1998 TIF Guidelines.

Reporting

The Developer shall submit a project status report and financial report on a quarterly basis (January 15th, April 15th, July 15th and October 15th) 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 Del Lago - TIF Reinvestment Zone
Summary Fact Sheet
June 29, 2006

Site Area	812.132	Acers
Base Value (1999)	\$	1,323,410
Average Home Price for Single-Family	\$	114,000
Average Unit Price for Multi-Family	\$	50,000
Average Price per Commercial Square Foot	\$	100

Project	Year	Number of Homes/Office Retail	Type Structure
Phase 1	2003	43	Single Family Homes
Phase 2	2004	38	Single Family Homes
		280	Multi-Family Homes
Phase 3	2005	133	Single Family Homes
Phase 4	2006	136	Single Family Homes
Phase 5	2007	144	Single Family Homes
Phase 6	2008	136	Single Family Homes
		62,600	Sq. Ft. Retail/Office Commercial
Phase 7	2009	136	Single Family Homes
Phase 8	2010	136	Single Family Homes
Phase 9	2011	136	Single Family Homes
		100,000	Sq. Ft. Retail/Office Commercial
Phase 10	2012	136	Single Family Homes
Phase 11	2013	130	Single Family Homes
Phase 12	2014	130	Single Family Homes
Phase 13	2015	130	Single Family Homes
Phase 14	2016	130	Single Family Homes
Phase 15	2017	130	Single Family Homes
Phase 16	2018	130	Single Family Homes
Phase 17	2019	130	Single Family Homes
Phase 18	2020	130	Single Family Homes
Phase 19	2021	130	Single Family Homes
		125,000	Sq. Ft. Retail/Office Commercial
Phase 20	2022	130	Single Family Homes
Phase 21	2023	130	Single Family Homes
Phase 22	2024	130	Single Family Homes
Total Number of Single-Family Homes		2,734	Single Family Homes
Total Number of Multi-Family Homes		280	Multi-Family Homes
Total Number of Retail/Office		287,600	Sq. Ft. Retail/Office Commercial

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 Per Texas Government Code Chapter 2253

Payment Bonds Per Texas Government Code Chapter 2253

Assumptions	Captured Value	\$	328,729,290
	Growth Factor		0.00%
	Collection Rate		97.50%
	Estimated Total TIF Revenues	\$	69,926,965 *
	Estimated TIF Life (8/19/99 to 9/30/25)		26.13 Years

* Excludes \$18,538,480, which is to be reimbursed to Southside ISD.

Mission Del Lago - TIF Reinvestment Zone

Sources & Uses

Sources of Funds:	
TIF Revenues	\$ 69,926,965 *
Developer's Contribution	\$ 6,550,735
Total TIF Proceed Funds	\$ 76,477,700
Total Sources of Funds:	\$ 76,477,700

Uses of Funds	Phase 1**	Phase 2**	Phase 3**	Phase 4**	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Phase 11
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Begin Construction (Public Improvements)	43	38	133	136	144	136	136	136	136	136	130
Number of Homes to Be Built											
Streets & Approaches	\$ 655,975	\$ 397,640	\$ 321,835	\$ 1,063,982	\$ 677,211	\$ 711,071	\$ 746,625	\$ 783,956	\$ 823,154	\$ 864,311	\$ 907,527
Sidewalks	\$ -	\$ 4,470	\$ 3,668	\$ -	\$ 50,866	\$ 53,409	\$ 56,080	\$ 58,884	\$ 61,828	\$ 64,919	\$ 68,165
Drainage	\$ 127,290	\$ 207,505	\$ -	\$ 47,720	\$ 75,246	\$ 79,008	\$ 82,958	\$ 87,106	\$ 91,462	\$ 96,035	\$ 100,836
Water	\$ 12,250	\$ 433,344	\$ 170,100	\$ 300,296	\$ 225,737	\$ 237,024	\$ 248,875	\$ 261,319	\$ 274,385	\$ 288,104	\$ 302,509
Sewer	\$ 290,511	\$ 130,543	\$ 55,999	\$ 134,452	\$ 218,212	\$ 229,123	\$ 240,579	\$ 252,608	\$ 265,238	\$ 278,500	\$ 292,425
Utilities	\$ 19,243	\$ 92,773	\$ 96,848	\$ -	\$ 60,197	\$ 63,206	\$ 66,367	\$ 69,685	\$ 73,169	\$ 76,828	\$ 80,669
Street Lights	\$ 1,500	\$ 40,434	\$ -	\$ 124,124	\$ 39,128	\$ 41,084	\$ 43,138	\$ 45,295	\$ 47,560	\$ 49,938	\$ 52,435
On-Site Sewer Outfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Del Lago Parkway	\$ -	\$ 3,575	\$ 17,640	\$ 270	\$ 37,623	\$ 39,504	\$ 41,479	\$ 43,553	\$ 45,731	\$ 48,017	\$ 50,418
Gas	\$ -	\$ -	\$ -	\$ -	\$ 27,389	\$ 28,759	\$ 30,197	\$ 31,707	\$ 33,292	\$ 34,957	\$ 36,704
Platting Fees	\$ 6,135	\$ 1,128	\$ 14,544	\$ -	\$ 12,262	\$ 12,875	\$ 13,519	\$ 14,195	\$ 14,905	\$ 15,650	\$ 16,433
Drainage Fees	\$ -	\$ -	\$ 35,460	\$ 43,206	\$ 51,352	\$ 53,919	\$ 56,615	\$ 59,446	\$ 62,418	\$ 65,539	\$ 68,816
Sewer Impact Fees	\$ 18,829	\$ 10,160	\$ 11,853	\$ 68,580	\$ 65,027	\$ 68,278	\$ 71,692	\$ 75,277	\$ 79,041	\$ 82,993	\$ 87,143
Engineering/Surveying Fees	\$ 382,227	\$ 106,350	\$ 166,901	\$ 27,230	\$ 176,451	\$ 185,274	\$ 194,537	\$ 204,264	\$ 214,477	\$ 225,201	\$ 236,461
Park Improvements	\$ -	\$ -	\$ 950	\$ -	\$ 11,289	\$ 11,289	\$ 11,289	\$ 11,289	\$ 11,289	\$ 11,289	\$ 11,289
School Site Appraisal	\$ -	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land and ROW Clearing	\$ 57,175	\$ -	\$ 10,777	\$ 1,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 25,000	\$ 155,519	\$ 163,244	\$ 171,356	\$ 179,873	\$ 188,815	\$ 198,205	\$ 208,065
Project Management	\$ 8,330	\$ 3,121	\$ 11,605	\$ 30,775	\$ 69,120	\$ 72,553	\$ 76,158	\$ 79,943	\$ 83,918	\$ 88,091	\$ 92,473
Subtotal	\$ 1,579,465	\$ 1,432,443	\$ 918,180	\$ 1,866,779	\$ 1,952,629	\$ 2,049,620	\$ 2,151,464	\$ 2,258,400	\$ 2,370,682	\$ 2,488,577	\$ 2,612,368
					\$ -	\$ -					
Additional Uses of TIF Revenue											
Landscaping Rights- of-way	\$ -	\$ -	\$ 2,783	\$ 80,277	\$ 24,135	\$ 27,919	\$ 32,296	\$ 37,360	\$ 43,217	\$ 49,993	\$ 57,830
Land	\$ 3,300	\$ -	\$ 35,517	\$ -	\$ 6,039	\$ 6,039	\$ 6,039	\$ 6,039	\$ 6,039	\$ 6,039	\$ 6,039
Developer Formation Legal Costs	\$ 17,169	\$ 38,374	\$ 44,742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 20,469	\$ 38,374	\$ 83,042	\$ 80,277	\$ 30,174	\$ 33,958	\$ 38,335	\$ 43,399	\$ 49,256	\$ 56,032	\$ 63,869
Grand Total	\$ 1,599,934	\$ 1,470,817	\$ 1,001,222	\$ 1,947,056	\$ 1,982,803	\$ 2,083,578	\$ 2,189,799	\$ 2,301,799	\$ 2,419,938	\$ 2,544,609	\$ 2,676,237
Total Infrastructure	\$ 60,228,267										
Interest Cost @ 4.54% **	\$ 15,684,049										
Total Payments to Mission Del Lago	\$ 75,912,316										
Total Administrative Expenses	\$ 565,384										
Grand Total	\$ 76,477,700										
Project Financing Surplus (Shortage)	\$ -										

* Excludes \$18,538,480, which is to be reimbursed to Southside ISD.

** Phases 1-4 are calculated at a 9.25% interest rate, while the remaining phases of the zone are calculated at 4.54% interest rate.

Mission Del Lago - TIF Reinvestm

Sources & Uses

Sources of Funds:

TIF Revenues
Developer's Contribution

Total TIF Proceed Funds

Total Sources of Funds:

Uses of Funds	Phase											Total Infrastructure Improvements	
	12 2014	13 2015	14 2016	15 2017	16 2018	17 2019	18 2020	19 2021	20 2022	21 2023	22 2024		
Begin Construction (Public Improvements) Number of Homes to Be Built	130	130	130	130	130	130	130	130	130	130	130	130	2,734
Streets & Approaches	\$ 952,903	\$ 1,000,549	\$ 1,002,088	\$ 1,103,105	\$ 1,069,163	\$ 1,122,621	\$ 1,178,752	\$ 1,237,690	\$ 1,299,574	\$ 1,364,553	\$ 1,432,781	\$ 1,432,781	\$ 20,717,066
Sidewalks	\$ 71,574	\$ 75,152	\$ 75,268	\$ 82,855	\$ 80,306	\$ 84,321	\$ 88,537	\$ 92,964	\$ 97,612	\$ 102,493	\$ 107,618	\$ 107,618	\$ 1,380,989
Drainage	\$ 105,878	\$ 111,172	\$ 111,343	\$ 122,567	\$ 118,796	\$ 124,736	\$ 130,972	\$ 137,521	\$ 144,397	\$ 151,617	\$ 159,198	\$ 159,198	\$ 2,413,363
Water	\$ 317,634	\$ 333,516	\$ 334,029	\$ 367,702	\$ 356,388	\$ 374,207	\$ 392,917	\$ 412,563	\$ 433,191	\$ 454,851	\$ 477,594	\$ 477,594	\$ 7,008,535
Sewer	\$ 307,047	\$ 322,399	\$ 322,895	\$ 355,445	\$ 344,508	\$ 361,734	\$ 379,820	\$ 398,811	\$ 418,752	\$ 439,689	\$ 461,674	\$ 461,674	\$ 6,500,964
Utilities	\$ 84,703	\$ 88,938	\$ 89,074	\$ 98,054	\$ 95,037	\$ 99,789	\$ 104,778	\$ 110,017	\$ 115,518	\$ 121,294	\$ 127,358	\$ 127,358	\$ 1,833,545
Street Lights	\$ 55,057	\$ 57,809	\$ 57,898	\$ 63,735	\$ 61,774	\$ 64,863	\$ 68,106	\$ 71,511	\$ 75,087	\$ 78,841	\$ 82,783	\$ 82,783	\$ 1,222,100
On-Site Sewer Outfall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Del Lago Parkway	\$ 52,939	\$ 55,586	\$ 55,672	\$ 61,284	\$ 59,398	\$ 62,368	\$ 65,486	\$ 68,761	\$ 72,199	\$ 75,809	\$ 79,599	\$ 79,599	\$ 1,036,911
Gas	\$ 38,540	\$ 40,467	\$ 40,529	\$ 44,614	\$ 43,242	\$ 45,404	\$ 47,674	\$ 50,058	\$ 52,561	\$ 55,189	\$ 57,948	\$ 57,948	\$ 739,231
Platting Fees	\$ 17,254	\$ 18,117	\$ 18,145	\$ 19,974	\$ 19,359	\$ 20,327	\$ 21,344	\$ 22,411	\$ 23,531	\$ 24,708	\$ 25,943	\$ 25,943	\$ 352,759
Drainage Fees	\$ 72,257	\$ 75,870	\$ 75,987	\$ 83,647	\$ 81,073	\$ 85,127	\$ 89,383	\$ 93,852	\$ 98,545	\$ 103,472	\$ 108,646	\$ 108,646	\$ 1,464,630
Sewer Impact Fees	\$ 91,500	\$ 96,075	\$ 96,222	\$ 105,922	\$ 102,663	\$ 107,796	\$ 113,186	\$ 118,845	\$ 124,788	\$ 131,027	\$ 137,578	\$ 137,578	\$ 1,864,475
Engineering/Surveying Fees	\$ 248,284	\$ 260,698	\$ 261,100	\$ 287,420	\$ 278,576	\$ 292,505	\$ 307,130	\$ 322,487	\$ 338,611	\$ 355,542	\$ 373,319	\$ 373,319	\$ 5,445,045
Park Improvements	\$ 11,289	\$ 11,289	\$ 10,768	\$ 11,289	\$ 10,421	\$ 10,421	\$ 10,421	\$ 10,421	\$ 10,421	\$ 10,421	\$ 10,421	\$ 10,421	\$ 197,555
School Site Appraisal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Land and ROW Clearing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,096
Contingency	\$ 218,417	\$ 229,287	\$ 229,592	\$ 252,685	\$ 244,863	\$ 257,060	\$ 269,866	\$ 283,312	\$ 297,431	\$ 312,255	\$ 327,821	\$ 327,821	\$ 4,212,666
Project Management	\$ 97,074	\$ 101,905	\$ 102,041	\$ 112,305	\$ 108,828	\$ 114,249	\$ 119,940	\$ 125,916	\$ 132,191	\$ 138,780	\$ 145,698	\$ 145,698	\$ 1,915,014
Subtotal	\$ 2,742,350	\$ 2,878,829	\$ 2,882,651	\$ 3,172,603	\$ 3,074,395	\$ 3,227,528	\$ 3,388,312	\$ 3,557,140	\$ 3,734,409	\$ 3,920,541	\$ 4,115,979	\$ 4,115,979	\$ 58,375,344
Additional Uses of TIF Revenue													
Landscaping Rights- of-way	\$ 66,897	\$ 77,385	\$ 85,386	\$ 98,773	\$ 105,469	\$ 112,620	\$ 120,255	\$ 128,408	\$ 137,114	\$ 146,409	\$ 156,335	\$ 156,335	\$ 1,590,861
Land	\$ 6,039	\$ 36,039	\$ 4,376	\$ 4,588	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 4,235	\$ 161,777
Developer Formation Legal Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,285
Subtotal	\$ 72,936	\$ 113,424	\$ 89,762	\$ 103,361	\$ 109,704	\$ 116,855	\$ 124,490	\$ 132,643	\$ 141,349	\$ 150,644	\$ 160,570	\$ 160,570	\$ 1,852,923
Grand Total	\$ 2,815,286	\$ 2,992,253	\$ 2,972,413	\$ 3,275,964	\$ 3,184,099	\$ 3,344,383	\$ 3,512,802	\$ 3,689,783	\$ 3,875,758	\$ 4,071,185	\$ 4,276,549	\$ 4,276,549	\$ 60,228,267

Total Infrastructure

Interest Cost @ 4.54% **

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 Year	Tax Increment Zone						City of San Antonio			Bexar County		
	Beginning Assessed Value (1)	Annual Value of New Development	Projected Year-End Assessed Value	Agricultural Adjustment (2)	Taxable Value (2)	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	1,653
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	5,558
2004	2,894,600	10,776,100	13,670,700	1,392,291	12,278,409	12,018,646	12,018,646	0.578540	67,794	12,063,646	0.287407	33,805
2005	13,670,700	15,162,000	28,832,700			12,347,290	12,347,290	0.578540	69,648	12,347,290	0.287407	34,600
2006	28,832,700	15,504,000	44,336,700			27,509,290	27,509,290	0.578540	155,173	27,509,290	0.287407	77,087
2007	44,336,700	16,416,000	60,752,700			43,013,290	43,013,290	0.578540	242,628	43,013,290	0.287407	120,533
2008	60,752,700	21,764,000	82,516,700			59,429,290	59,429,290	0.578540	335,227	59,429,290	0.287407	166,534
2009	82,516,700	15,504,000	98,020,700			81,193,290	81,193,290	0.578540	457,992	81,193,290	0.287407	227,521
2010	98,020,700	15,504,000	113,524,700			96,697,290	96,697,290	0.578540	545,447	96,697,290	0.287407	270,967
2011	113,524,700	25,504,000	139,028,700			112,201,290	112,201,290	0.578540	632,901	112,201,290	0.287407	314,413
2012	139,028,700	15,504,000	154,532,700			137,705,290	137,705,290	0.578540	776,763	137,705,290	0.287407	385,880
2013	154,532,700	14,820,000	169,352,700			153,209,290	153,209,290	0.578540	864,218	153,209,290	0.287407	429,326
2014	169,352,700	14,820,000	184,172,700			168,029,290	168,029,290	0.578540	947,814	168,029,290	0.287407	470,855
2015	184,172,700	14,820,000	198,992,700			182,849,290	182,849,290	0.578540	1,031,410	182,849,290	0.287407	512,384
2016	198,992,700	14,820,000	213,812,700			197,669,290	197,669,290	0.578540	1,115,006	197,669,290	0.287407	553,912
2017	213,812,700	14,820,000	228,632,700			212,489,290	212,489,290	0.578540	1,198,602	212,489,290	0.287407	595,441
2018	228,632,700	14,820,000	243,452,700			227,309,290	227,309,290	0.578540	1,282,198	227,309,290	0.287407	636,970
2019	243,452,700	14,820,000	258,272,700			242,129,290	242,129,290	0.578540	1,365,794	242,129,290	0.287407	678,499
2020	258,272,700	14,820,000	273,092,700			256,949,290	256,949,290	0.578540	1,449,391	256,949,290	0.287407	720,028
2021	273,092,700	27,320,000	300,412,700			271,769,290	271,769,290	0.578540	1,532,987	271,769,290	0.287407	761,557
2022	300,412,700	14,820,000	315,232,700			299,089,290	299,089,290	0.578540	1,687,092	299,089,290	0.287407	838,113
2023	315,232,700	14,820,000	330,052,700			313,909,290	313,909,290	0.578540	1,770,689	313,909,290	0.287407	879,642
2024	330,052,700	14,820,000	344,872,700			328,729,290	328,729,290	0.578540	1,854,285	328,729,290	0.287407	921,171
	\$	343,549,290						\$	19,395,819		\$	9,636,449
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. Alamo Community College District participating level is at 50% of their tax rate and for a 15 year period (FY 2000 - FY 2014).
4. University Health System participating level is at 75% of their tax rate and for the term of the zone.
5. \$18,538,480 will be subtracted from the total revenue deposited by Southside ISD in accordance with the Interlocal Agreement executed on February 16, 2000.
6. ACCD is withholding \$5,000 per year for Administrative Expenses.

Tax Year	University Health System (4)			Southside ISD (5)			Alamo Community College District (3)(6)			Combined TIF Collections	Fiscal Year Ending
	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments		
1999	-	0.182902	-	-	1.580000	-	-	0.111500	-	-	2000
2000	30,761	0.182902	-	30,761	1.580000	-	30,761	0.106900	-	-	2001
2001	428,680	0.182902	-	428,680	1.580000	-	428,680	0.104600	-	-	2002
2002	533,900	0.182902	952	533,900	1.580000	8,225	533,900	0.107100	-	11,306	2003
2003	1,776,248	0.182902	3,168	1,776,248	1.580000	27,363	1,776,248	0.107050	-	48,373	2004
2004	12,213,646	0.182902	21,780	11,766,461	1.580000	181,262	12,123,646	0.053525	1,327	305,968	2005
2005	12,347,290	0.182902	22,019	12,347,290	1.580000	190,210	12,347,290	0.053525	1,444	317,921	2006
2006	27,509,290	0.182902	49,057	27,509,290	1.580000	423,781	27,509,290	0.053525	9,356	714,454	2007
2007	43,013,290	0.182902	76,705	43,013,290	1.580000	662,620	43,013,290	0.053525	17,447	1,119,933	2008
2008	59,429,290	0.182902	105,980	59,429,290	1.580000	915,508	59,429,290	0.053525	26,014	1,549,263	2009
2009	81,193,290	0.182902	144,791	81,193,290	1.580000	1,250,783	81,193,290	0.053525	37,372	2,118,459	2010
2010	96,697,290	0.182902	172,440	96,697,290	1.580000	1,489,622	96,697,290	0.053525	45,463	2,523,939	2011
2011	112,201,290	0.182902	200,088	112,201,290	1.580000	1,728,461	112,201,290	0.053525	53,554	2,929,417	2012
2012	137,705,290	0.182902	245,569	137,705,290	1.580000	2,121,350	137,705,290	0.053525	66,864	3,596,426	2013
2013	153,209,290	0.182902	273,217	153,209,290	1.580000	2,360,189	153,209,290	0.053525	74,955	4,001,905	2014
2014	168,029,290	0.182902	299,645	168,029,290	1.580000	2,588,491	168,029,290	0.053525	-	4,306,805	2015
2015	182,849,290	0.182902	326,074	182,849,290	1.580000	2,816,793	182,849,290	0.053525	-	4,686,661	2016
2016	197,669,290	0.182902	352,502	197,669,290	1.580000	3,045,095	197,669,290	0.053525	-	5,066,515	2017
2017	212,489,290	0.182902	378,930	212,489,290	1.580000	3,273,398	212,489,290	0.053525	-	5,446,371	2018
2018	227,309,290	0.182902	405,359	227,309,290	1.580000	3,501,700	227,309,290	0.053525	-	5,826,227	2019
2019	242,129,290	0.182902	431,787	242,129,290	1.580000	3,730,002	242,129,290	0.053525	-	6,206,082	2020
2020	256,949,290	0.182902	458,216	256,949,290	1.580000	3,958,304	256,949,290	0.053525	-	6,585,939	2021
2021	271,769,290	0.182902	484,644	271,769,290	1.580000	4,186,606	271,769,290	0.053525	-	6,965,794	2022
2022	299,089,290	0.182902	533,364	299,089,290	1.580000	4,607,471	299,089,290	0.053525	-	7,666,040	2023
2023	313,909,290	0.182902	559,792	313,909,290	1.580000	4,835,773	313,909,290	0.053525	-	8,045,896	2024
2024	328,729,290	0.182902	586,220	328,729,290	1.580000	5,064,075	328,729,290	0.053525	-	8,425,751	2025
			\$ 6,132,299			\$ 52,967,082			\$ 333,796	\$ 88,465,445	
Participation Level			75%	Participation Level		100%	Participation Level		50%		
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	Reimbursement to Southside ISD	Adjusted TIF Revenues	Public Improvements		TIF Fund Balance	Tax Year	Southside ISD				Fiscal Year Ending
				Developer Debt Service	Administrative Expense*			Captured Taxable Value	Tax Rate Contribution	Tax Increments	Reimbursement to Southside ISD	
1-Sep-00	2000					140,384	1999	-	1.580000	-	-	2000
1-Sep-01	2001	-	-	-	-	17,000	2000	30,761	1.580000	-	-	2001
1-Sep-02	2002	-	-	-	-	17,000	2001	428,680	1.580000	-	-	2002
1-Sep-03	2003	11,306	2,879	8,427	45,256	17,000	2002	533,900	1.580000	8,225	2,879	2003
1-Sep-04	2004	48,373	9,577	38,796	158,545	17,000	2003	1,776,248	1.580000	27,363	9,577	2004
1-Sep-05	2005	305,968	63,442	242,526	309,441	17,000	2004	11,766,461	1.580000	181,262	63,442	2005
1-Sep-06	2006	317,921	66,574	251,347	381,853	17,000	2005	12,347,290	1.580000	190,210	66,574	2006
1-Sep-07	2007	714,454	148,323	566,131	584,830	17,000	2006	27,509,290	1.580000	423,781	148,323	2007
1-Sep-08	2008	1,119,933	231,917	888,016	802,058	17,000	2007	43,013,290	1.580000	662,620	231,917	2008
1-Sep-09	2009	1,549,263	320,428	1,228,835	1,054,300	17,000	2008	59,429,290	1.580000	915,508	320,428	2009
1-Sep-10	2010	2,118,459	437,774	1,680,685	1,361,174	17,000	2009	81,193,290	1.580000	1,250,783	437,774	2010
1-Sep-11	2011	2,523,939	521,368	2,002,571	1,653,793	17,000	2010	96,697,290	1.580000	1,489,622	521,368	2011
1-Sep-12	2012	2,929,417	604,961	2,324,456	1,964,909	17,000	2011	112,201,290	1.580000	1,728,461	604,961	2012
1-Sep-13	2013	3,596,426	742,473	2,853,953	2,426,869	17,000	2012	137,705,290	1.580000	2,121,350	742,473	2013
1-Sep-14	2014	4,001,905	826,066	3,175,839	2,777,874	17,000	2013	153,209,290	1.580000	2,360,189	826,066	2014
1-Sep-15	2015	4,306,805	905,972	3,400,833	3,083,857	17,000	2014	168,029,290	1.580000	2,588,491	905,972	2015
1-Sep-16	2016	4,686,661	985,878	3,700,783	3,435,606	17,000	2015	182,849,290	1.580000	2,816,793	985,878	2016
1-Sep-17	2017	5,066,515	1,065,783	4,000,732	3,807,929	17,000	2016	197,669,290	1.580000	3,045,095	1,065,783	2017
1-Sep-18	2018	5,446,371	1,145,689	4,300,682	4,181,768	17,000	2017	212,489,290	1.580000	3,273,398	1,145,689	2018
1-Sep-19	2019	5,826,227	1,225,595	4,600,632	4,567,787	17,000	2018	227,309,290	1.580000	3,501,700	1,225,595	2019
1-Sep-20	2020	6,206,082	1,305,501	4,900,581	4,973,467	17,000	2019	242,129,290	1.580000	3,730,002	1,305,501	2020
1-Sep-21	2021	6,585,939	1,385,406	5,200,533	5,421,364	17,000	2020	256,949,290	1.580000	3,958,304	1,385,406	2021
1-Sep-22	2022	6,965,794	1,465,312	5,500,482	5,874,887	17,000	2021	271,769,290	1.580000	4,186,606	1,465,312	2022
1-Sep-23	2023	7,666,040	1,612,615	6,053,425	6,644,785	17,000	2022	299,089,290	1.580000	4,607,471	1,612,615	2023
1-Sep-24	2024	8,045,896	1,692,521	6,353,375	6,838,810	17,000	2023	313,909,290	1.580000	4,835,773	1,692,521	2024
1-Sep-25	2025	8,425,751	1,772,426	6,653,325	7,010,388	17,000	2024	328,729,290	1.580000	5,064,075	1,772,426	2025
		\$ 88,465,445	\$ 18,538,480	\$ 69,926,965	\$ 69,361,549	\$ 565,384				52,967,082	18,538,480	

* Annual Administrative Expenses from FY 2001 - FY 2025 includes a \$2,000 annual administrative expense for Bexar County

Participation Level	100%
Tax Rate Growth Factor	0.00%
Tax Rate Collection Factor	97.50%

**Mission Del Lago - TIF Reinvestment Zone
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Combined Weight	TIF Revenues*	TIF Expenses**
San Antonio	0.5785400	100%	0.578540	27.74%	\$ 19,395,819	\$ 21,212,813
Bexar County	0.2874070	100%	0.287407	13.78%	\$ 9,636,449	\$ 10,539,188
University Health System	0.2438690	75%	0.182902	8.77%	\$ 6,132,299	\$ 6,706,771
Southside ISD	1.5800000	100%	1.580000	49.24%	\$ 34,428,602	\$ 37,653,862
Alamo Community College District	0.1070500	50%	0.053525	0.48%	\$ 333,796	\$ 365,066
Total	2.7968660		2.682374	100.00%	\$ 69,926,965	\$ 76,477,700

* TIF Revenues are the projected revenue amount collected by each taxing entity through the term of the zone, excludes reimbursement to Southside ISD.

** TIF Expenses are allocated by the share of the TIRZ project cost projected for each taxing entity based on participation levels.

Mission Del Lago - TIF Reinvestment Zone

Projected New Value of Tax Increment

Projected Year Values Are on Certified Tax Role

Tax Year	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Retail/Commercial		Phase 8	Phase 9	Retail/Commercial		Phase 11	Phase 12	Phase 13	Phase 14	Phase 15	
	2000-2003	2004	2005	2006	2007	2008	Phase 6	Phase 7	2010	2011	Phase 9	Phase 10	2013	2014	2015	2016	2017	
2000	\$ 43																	
2001	\$ 83,536																	
2002	\$ 41,064																	
2003	\$ 214,190																	
2004	\$ 1,232,400																	
2005		\$ 10,776,100																
2006			\$ 15,162,000															
2007				\$ 15,504,000														
2008					\$ 16,416,000													
2009						\$ 15,504,000	\$ 6,260,000											
2010								\$ 15,504,000										
2011									\$ 15,504,000									
2012										\$ 10,000,000								
2013											\$ 15,504,000							
2014												\$ 14,820,000						
2015													\$ 14,820,000					
2016														\$ 14,820,000				
2017															\$ 14,820,000			
2018																\$ 14,820,000		
2019																	\$ 14,820,000	
2020																		\$ 14,820,000
2021																		
2022																		
2023																		
2024																		
	\$ 1,571,190	\$ 10,776,100	\$ 15,162,000	\$ 15,504,000	\$ 16,416,000	\$ 15,504,000	\$ 6,260,000	\$ 15,504,000	\$ 15,504,000	\$ 15,504,000	\$ 10,000,000	\$ 15,504,000	\$ 14,820,000	\$ 14,820,000	\$ 14,820,000	\$ 14,820,000	\$ 14,820,000	\$ 14,820,000

Mission Del Lago - TIF Reinvestment Zone
Projected New Value of Tax Increment
Projected Year Values Are on Certified Tax Role

Tax Year	Phase 16	Phase 17	Phase 18	Phase 19	Retail/Commercial Phase 19	Phase 20	Phase 21	Phase 22	Total	Cumulative Value	Fiscal Year
	2018	2019	2020	2021	2021	2022	2023	2024			
2000					0	130	130	130	\$ 83,536	\$ 83,536	2001
2001									\$ 41,064	\$ 124,600	2002
2002									\$ 214,190	\$ 338,790	2003
2003									\$ 1,232,400	\$ 1,571,190	2004
2004									\$ 10,776,100	\$ 12,347,290	2005
2005									\$ 15,162,000	\$ 27,509,290	2006
2006									\$ 15,504,000	\$ 43,013,290	2007
2007									\$ 16,416,000	\$ 59,429,290	2008
2008									\$ 21,764,000	\$ 81,193,290	2009
2009									\$ 15,504,000	\$ 96,697,290	2010
2010									\$ 15,504,000	\$ 112,201,290	2011
2011									\$ 25,504,000	\$ 137,705,290	2012
2012									\$ 15,504,000	\$ 153,209,290	2013
2013									\$ 14,820,000	\$ 168,029,290	2014
2014									\$ 14,820,000	\$ 182,849,290	2015
2015									\$ 14,820,000	\$ 197,669,290	2016
2016									\$ 14,820,000	\$ 212,489,290	2017
2017									\$ 14,820,000	\$ 227,309,290	2018
2018	\$ 14,820,000								\$ 14,820,000	\$ 242,129,290	2019
2019		\$ 14,820,000							\$ 14,820,000	\$ 256,949,290	2020
2020			\$ 14,820,000						\$ 14,820,000	\$ 271,769,290	2021
2021				\$ 14,820,000	\$ 12,500,000				\$ 27,320,000	\$ 299,089,290	2022
2022						\$ 14,820,000			\$ 14,820,000	\$ 313,909,290	2023
2023							\$ 14,820,000		\$ 14,820,000	\$ 328,729,290	2024
2024								\$ 14,820,000	\$ 14,820,000	\$ 343,549,290	2025
	<u>\$ 14,820,000</u>	<u>\$ 14,820,000</u>	<u>\$ 14,820,000</u>	<u>\$ 14,820,000</u>	<u>\$ 12,500,000</u>	<u>\$ 14,820,000</u>	<u>\$ 14,820,000</u>	<u>\$ 14,820,000</u>	<u>\$ 14,820,000</u>	<u>\$ 343,549,290</u>	

\$ 314,789,290 Residential New Value
Multi-Family New Value
\$ 28,760,000 Commercial New Value
\$ 343,549,290

Mission Del Lago - TIF Reinvestment Zone
Projected New Value of Tax Increment
Construction Completed Cost

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Phase 11	Phase 12	Phase 13	Phase 14	Phase 15	Phase 16	Phase 17	Phase 18	Phase 19	Phase 20	Phase 21	Phase 22	Total	Cumulative Value	
Tax Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
2000																							\$ -	\$ -	
2001																								\$ -	\$ -
2002																								\$ -	\$ -
2003	\$ 1,599,934																							\$ 1,599,934	\$ 1,599,934
2004		\$ 1,470,817																						\$ 1,470,817	\$ 3,070,751
2005			\$ 1,001,222																					\$ 1,001,222	\$ 4,071,973
2006				\$ 1,947,056																				\$ 1,947,056	\$ 6,019,029
2007					\$ 1,982,803																			\$ 1,982,803	\$ 8,001,832
2008						\$ 2,083,578																		\$ 2,083,578	\$ 10,085,410
2009							\$ 2,189,799																	\$ 2,189,799	\$ 12,275,209
2010								\$ 2,301,799																\$ 2,301,799	\$ 14,577,008
2011									\$ 2,419,938															\$ 2,419,938	\$ 16,996,946
2012										\$ 2,544,609														\$ 2,544,609	\$ 19,541,555
2013											\$ 2,676,237													\$ 2,676,237	\$ 22,217,792
2014												\$ 2,815,286												\$ 2,815,286	\$ 25,033,078
2015													\$ 2,992,253											\$ 2,992,253	\$ 28,025,331
2016														\$ 2,972,413										\$ 2,972,413	\$ 30,997,744
2017															\$ 3,275,964									\$ 3,275,964	\$ 34,273,708
2018																\$ 3,184,099								\$ 3,184,099	\$ 37,457,807
2019																	\$ 3,344,383							\$ 3,344,383	\$ 40,802,190
2020																		\$ 3,512,802						\$ 3,512,802	\$ 44,314,992
2021																			\$ 3,689,783					\$ 3,689,783	\$ 48,004,775
2022																				\$ 3,875,758				\$ 3,875,758	\$ 51,880,533
2023																					\$ 4,071,185			\$ 4,071,185	\$ 55,951,718
2024																						\$ 4,276,549		\$ 4,276,549	\$ 60,228,267
	\$ 1,599,934	\$ 1,470,817	\$ 1,001,222	\$ 1,947,056	\$ 1,982,803	\$ 2,083,578	\$ 2,189,799	\$ 2,301,799	\$ 2,419,938	\$ 2,544,609	\$ 2,676,237	\$ 2,815,286	\$ 2,992,253	\$ 2,972,413	\$ 3,275,964	\$ 3,184,099	\$ 3,344,383	\$ 3,512,802	\$ 3,689,783	\$ 3,875,758	\$ 4,071,185	\$ 4,276,549	\$ 4,276,549	\$ 60,228,267	\$ 60,228,267

Mission del Lago - TIF Reinvestment Zone
Projected Tax Increment Revenue

Date	Principal and Interest Requirements			
	Principal	Interest *	Semi-annual Debt Service	Annual Debt Service
09/01/99		-		
03/01/00	-	-	-	
09/01/00	-	-	-	-
03/01/01	-	-	-	
09/01/01	-	-	-	-
03/01/02	-	-	-	
09/01/02	-	-	-	-
03/01/03	-	-	-	
09/01/03	-	45,256	45,256	45,256
03/01/04	-	45,256	45,256	
09/01/04	-	113,289	113,289	158,545
03/01/05	-	113,289	113,289	
09/01/05	38,000	158,152	196,152	309,441
03/01/06	-	157,828	157,828	
09/01/06	22,000	202,025	224,025	381,853
03/01/07	-	201,408	201,408	
09/01/07	137,000	246,422	383,422	584,830
03/01/08	-	241,876	241,876	
09/01/08	271,000	289,182	560,182	802,058
03/01/09	-	280,793	280,793	
09/01/09	443,000	330,506	773,506	1,054,300
03/01/10	-	317,459	317,459	
09/01/10	674,000	369,715	1,043,715	1,361,174
03/01/11	-	350,930	350,930	
09/01/11	897,000	405,864	1,302,864	1,653,793
03/01/12	-	381,569	381,569	
09/01/12	1,144,000	439,340	1,583,340	1,964,909
03/01/13	-	409,062	409,062	
09/01/13	1,548,000	469,807	2,017,807	2,426,869
03/01/14	-	429,487	429,487	
09/01/14	1,855,000	493,387	2,348,387	2,777,874
03/01/15	-	445,933	445,933	
09/01/15	2,128,000	509,924	2,637,924	3,083,857
03/01/16	-	456,273	456,273	
09/01/16	2,460,000	519,333	2,979,333	3,435,606
03/01/17	-	458,051	458,051	
09/01/17	2,823,000	526,877	3,349,877	3,807,929
03/01/18	-	457,355	457,355	
09/01/18	3,201,000	523,412	3,724,412	4,181,768
03/01/19	-	445,310	445,310	
09/01/19	3,609,000	513,478	4,122,478	4,567,787
03/01/20	-	426,208	426,208	
09/01/20	4,051,000	496,260	4,547,260	4,973,467
03/01/21	-	399,050	399,050	
09/01/21	4,539,500	482,813	5,022,313	5,421,364
03/01/22	-	374,951	374,951	
09/01/22	5,037,000	462,936	5,499,936	5,874,887
03/01/23	-	344,687	344,687	
09/01/23	5,863,000	437,098	6,300,098	6,644,785
03/01/24	-	300,405	300,405	
09/01/24	6,238,000	300,405	6,538,405	6,838,810
03/01/25	-	155,694	155,694	
09/01/25	6,699,000	155,694	6,854,694	7,010,388
	53,677,500	15,684,049	69,361,549	69,361,549

* Phases 1-4 are calculated at a 9.25% interest rate, while the remaining phases of the zone are calculated at 4.54% interest rate.