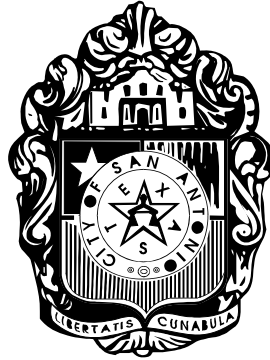


CITY OF SAN ANTONIO, TEXAS



Mission del Lago Tax Increment Reinvestment Zone Six

Participation Levels:

City (100%)

Bexar County (100% of Operation & Maintenance portion of tax rate)

University Health System (75%)

Southside Independent School District (100%)

Alamo Colleges (50%)

AMENDED FINAL FINANCE PLAN

Approved August 26, 1999

Amended June 29, 2006

Amended April 15, 2014

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 (“Southside ISD”) and encompasses 812.132 acres. The tax year 1999 base assessed value was \$1,323,410.00 and the projected 2026 year end assessed value is \$387,310,971.45.

The project includes the construction of: 2,241 single-family homes with average values ranging from \$114,000.00 to \$137,000.00; 630 multi-family homes with average values ranging from \$35,000.00 to \$75,000.00; and 287,600 square feet of commercial space with an average price per square foot of \$100. The total public improvement infrastructure capital cost is estimated at \$69,858,270.71. However, total reimbursement for Public Improvements may not exceed \$60,228,267.00, per section 7.3 in the Development Agreement, with the remainder paid by the Developer. The life of the Tax Increment Reinvestment Zone (“TIRZ”) is projected to be 28.13 years with the TIRZ being in existence through fiscal year 2027.

The Developer is Mission del Lago, a duly authorized Texas Limited Partnership and its affiliate Mission del Lago, Ltd. In April of 2014, the Developer, Mission Del Lago Ltd., entered into an “Agreement for Sale and Purchase” with Southstar Development Partners, Inc., a Florida corporation, for the purchase of the Developer’s assets. In addition, Mission Del Lago Ltd. entered into an operating agreement delegating authority to Southstar to serve as their “Operating Agent”. Notwithstanding the agreements between Mission Del Lago Ltd. and Southstar, Mission Del Lago Ltd. continues to be subject to all of the rights and responsibilities under the Development Agreement, including receiving TIRZ revenue payments from the City. Additionally, the City entered into a 380 Agreement with 210 Developers, L.L.C. for the Villa Espada Apartments located at 1327 Mission Grand Dr. The construction project will consist of between 240 and 300 apartments, to include 20% student housing. The project is anticipated to result in an investment of approximately \$19,455,471.45 in real property improvements no later than 2.5 years from September 20, 2013. The City has agreed to reimburse 210 Developers, L.L.C. for the Villa Espada Apartments in an amount not to exceed \$1,087,476.70, which will be paid exclusively from the City’s tax increment applicable to the TIRZ.

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, park improvements, land and right-of-way (“ROW”) clearing, contingency, project management, offsite sewer and water, landscaping ROW, land, and Developer formation legal costs.

Additionally, the City has agreed to fund a Construction Fund Transfer from City Tax Increment, paid into the TIRZ in April/May 2013, per the Settlement and Release Agreement related to the Unit 8 Street repairs and to issue a tax note in an amount not to exceed \$1,700,000.00, plus interest, to finance these repairs.

Plan of Finance

The tax year 1999 base assessed value of the TIRZ was \$1,323,410.00. Projected captured values that would be taxed to produce revenues to pay for the TIRZ expenses commenced in tax year 2000 with collections commencing in tax year 2002 (fiscal year 2003). Captured values grow from \$30,761.00 in tax year 2000 to a projected \$370,822,878.75 in tax year 2026.

The participating levels of each taxing entity include 100% for the City, 100% of Operation and Maintenance portion of tax rate for Bexar County, 75% for University Health System, 100% for Southside ISD, and 50% for the Alamo Community College District (“Alamo Colleges”). Details for the tax rates can be found on the Participation table (see page 13). The participation of these taxing entities is projected to produce total tax increment revenues of \$72,647,215.98. No growth in tax rate or values is assumed.

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i.) to fund the Construction Fund Transfer related to the Unit 8 Street Repairs for the Settlement and Release Agreement between Mission del Lago, Ltd. and the City, which payment shall be from the City tax increment only; (ii.) to annual principal and interest payments due on the tax notes issued for the Settlement and Release Agreement between Mission del Lago, Ltd. and the City, which payments shall be from the City tax increment only; (iii.) to payment of eligible costs including any administrative fees incurred by the participating taxing entities per the applicable Development and Interlocal Agreements; (iv.) to reimbursements of tax increment collections to the Southside ISD as per the executed Interlocal agreement; (v.) to reimbursements for infrastructure improvements to the Developer, on an annual basis, as TIRZ revenues are available and eligible expenses have been approved by the TIRZ Board of Directors and the City for payment, which payments shall be made from TIRZ revenues not attributable to City tax increment from the Villa Espada Apartments for the duration of said Chapter 380 Agreement (vi.) to payments to the Developer, for interest accrued on the unpaid infrastructure improvements during the period between TIRZ Board approval of the invoice and the final reimbursement of said invoice; to be paid on an annual basis after all Board Approved invoices for infrastructure improvements have been paid and as TIRZ revenues are available which payments shall be made from TIRZ revenues not attributable to City tax increment from the Villa Espada Apartments; (vii.) to payments to the Developer of the Villa Espada Apartments after receipt by the City Tax Increment Finance Unit of prior year’s tax invoice and evidence of full payment of all taxes owed for the Villa Espada Apartments, which payments shall be from the City tax increment only.

The total public improvement infrastructure capital cost is estimated at \$69,858,270.71. However, total reimbursement for public improvements may not exceed \$60,228,267.00, per section 7.3 in the Development Agreement. Revenues from the TIRZ are used to pay this amount plus financing costs, if any, on the unpaid infrastructure improvements during the period between TIRZ Board approval of the invoice and the final public improvement infrastructure cost reimbursement of said invoice at a rate of 9.25% for the tax years 1999-2006 and 4.54% for the remainder of the term, not to exceed \$15,684,049.00 per section 7.3 in the Development Agreement. Based on the dates the actual invoices were received for this TIRZ, no interest will be calculated at 9.25% and all currently approved invoices and future invoices will be calculated at 4.54%. The earliest projected payoff of the capital cost would occur in fiscal year 2027 and includes an estimated Developer contribution of \$26,080,658.28.

The TIRZ collections for this project shall not extend beyond September 30, 2027 and may be terminated earlier once each taxing entity has deposited its respective maximum dollar amount or reached its maximum length of contribution as described in the table below.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Maximum Length of Contribution
City of San Antonio ^{1,2}	\$ 21,212,813.00	September 30, 2027
Bexar County ²	\$ 10,539,188.00	September 30, 2025
University Health System ²	\$ 6,706,771.00	September 30, 2025
Southside ISD ^{2,3}	\$ 37,653,862.00	September 30, 2025
Alamo Colleges ²	\$ 365,066.00	September 30, 2014
Maximum Reimbursable Amount	\$ 76,477,700.00	

¹ In accordance with the Settlement and Release Agreement between Mission del Lago, Ltd. and the City, the City's participation is extended by 2 years.

² Maximum Dollar Contribution based on Amended Final Finance Plan dated June 29, 2006.

³ Southside ISD to receive 35% reimbursement of their tax increment contributions, with potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement. Refer to the information on the Reimbursements page (see page 11).

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, 2027, and may be terminated prior to September 30, 2027, upon payment of public improvements capital costs incurred by the Developer up to \$60,228,267.00 or for the failure of the Developer to perform. 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.

Notwithstanding the foregoing, in accordance with the Settlement and Release Agreement between Mission del Lago, Ltd. and the City, the City has agreed to fund a Construction Fund Transfer from City Tax Increment, paid into the TIRZ in April/May 2013, per the Settlement and Release Agreement related to the Unit 8 Street repairs and to issue a tax note in an amount not to exceed \$1,700,000.00, plus interest, to finance these repairs.

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.

**Mission del Lago
Tax Increment Reinvestment Zone Six
Summary Fact Sheet
April 15, 2014**

Mission del Lago
Amended Finance Plan
April 15, 2014

Plan of Finance:	Amended Final	Amended Final	
	Finance Plan - 2006	Finance Plan - 2014	
		2003 - 2012	2013-2027
Site Area (Acres)	812.132	812.132	
Beginning Assessed Value (1999)	\$ 1,323,410.00	1,323,410.00	
Average Value for Single-Family	\$ 114,000	\$ 114,000	\$ 137,000
Average Value for Multi-Family Unit (Villa Espada)	N/A	N/A	\$ 80,907
Average Value for Multi-Family Unit	\$ 50,000	\$ 35,000	\$ 75,000
Average Value Commercial (per sq. ft.)	\$ 100	\$ 100	\$ 100

Project	Structure Type ¹	Projected Completion Tax Year	Projected Number/ Square Feet ²	Number / Square Feet Actual
	Single Family Homes	1999		0
	Single Family Homes	2000		0
	Single Family Homes	2001		0
	Single Family Homes	2002		0
	Single Family Homes	2003		0
	Single Family Homes	2004		64
	Multi-Family Homes			280
	Single Family Homes	2005		50
	Single Family Homes	2006		52
	Single Family Homes	2007		69
	Single Family Homes	2008		41
	Single Family Homes	2009		4
	Single Family Homes	2010		32
	Single Family Homes	2011		70
	Single Family Homes	2012		51
	Single Family Homes	2013		53
	Single Family Homes	2014	115	
	Commercial		3,500	
	Multi-Family Homes		70	
	Single Family Homes	2015	150	
	Single Family Homes	2016	150	
	Commercial		48,000	
	Villa Espada Apartments ³		240	
	Single Family Homes	2017	160	
	Single Family Homes	2018	160	
	Commercial		53,000	
	Multi-Family Homes		280	
	Single Family Homes	2019	160	
	Commercial		10,600	
	Single Family Homes	2020	160	
	Commercial		75,000	
	Single Family Homes	2021	170	
	Commercial		7,500	
	Single Family Homes	2022	170	
	Commercial		40,000	
	Single Family Homes	2023	180	
	Commercial		30,000	
	Single Family Homes	2024	180	
	Commercial		20,000	
		Projected	Actual	Total
Total Number of Single Family Homes		1,755	486	2,241
Total Number of Multi-Family Homes		350	280	630
Total Number of Villa Espada Apartments		240	0	240
Total Square Feet of Commercial		287,600	0	287,600

Housing Developer:
Mission Del Lago, Ltd.
Austin, TX

Operating Agent:
Southstar Development Partners, Inc.
Coral Gables, FL

Performance Bonds
Per Texas Government Code Chapter 2253

Payment Bonds
Per Texas Government Code Chapter 2253

Assumptions:	Amended Final	Amended Final
	Finance Plan - 2006	Finance Plan - 2014
Year-End Assessed Tax Incremental Value	\$ 328,729,290	\$ 370,822,879
Growth Factor	0.00%	0.00%
Collection Rate	97.50%	97.50%
Estimated Total TIF Revenues ⁴	\$ 69,926,965	\$ 59,468,364
Estimated TIF Life (Years) (08/19/99 to 09/30/27)	26.13	28.13

¹ Single-Family Homes may include Garden Homes in FY 15, FY 16, and FY 18.

² Amended Construction Schedule provided by Mission Del Lago, Ltd.

³ On September 20, 2013, the City entered into a 380 Agreement with 210 Developers, L.L.C. for the Villa Espada Apartments in an amount not to exceed \$1,087,476.70 per Article IV B. Per Article IV C of the Agreement, the City is waiving \$56,970 in City fees and \$552,000 in SAWS impact fees.

⁴ Southside ISD to receive 35% reimbursement of their tax increment contributions, with potential increase to 50% after all other plan expenses are paid, as per the Interlocal Agreement.

**Mission del Lago
Tax Increment Reinvestment Zone Six
Sources & Uses**

Sources of Funds:	
TIF Revenues	\$ 72,647,215.98
TIF Interest	\$ 37,121.43
SISD Reimbursement ¹	\$ (13,178,851.70)
Developer's Contribution	\$ 26,080,658.28

Uses of Funds	Approved Actuals					Actuals Not Yet Approved					Projected					Projected					Total Infrastructure
Tax Year	2003 - 2005	2006	2007	2008 - 2010		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Improvements	
Number of Single Family Homes	114	52	69	77	70	51	53	115	150	150	160	160	160	160	160	170	170	180	180	2,241	
Number of Multi-Family Homes	280	-	-	-	-	-	-	70	-	-	-	280	-	-	-	-	-	-	-	630	
Number of Villa Espada Apartments	-	-	-	-	-	-	-	-	-	240	-	-	-	-	-	-	-	-	-	240	
Square Feet of Commercial	-	-	-	-	-	-	-	3,500	-	48,000	-	53,000	10,600	75,000	7,500	40,000	30,000	20,000	287,600		

Streets & Approaches	\$	359,141.52	\$	666,119.28	\$	1,460,320.56	\$	2,852,482.34	\$	150,548.50	\$	153,665.35	\$	329,488.80	\$	732,801.74	\$	979,141.25	\$	1,002,454.13	\$	1,094,151.49	\$	1,119,018.57	\$	1,143,885.65	\$	1,168,752.72	\$	1,268,221.04	\$	1,294,642.31	\$	1,398,773.21	\$	1,426,748.67	\$	18,600,357.13
Sidewalks	\$	8,137.35	\$	31,500.63	\$	17,858.90	\$	23,118.34	\$	-	\$	-	\$	9,055.00	\$	20,138.83	\$	26,908.73	\$	27,549.41	\$	30,069.43	\$	30,752.83	\$	31,436.23	\$	32,119.62	\$	34,853.21	\$	35,579.32	\$	38,441.04	\$	39,209.86	\$	436,728.73
Drainage	\$	111,492.97	\$	38,393.10	\$	92,964.40	\$	615,197.04	\$	7,196.48	\$	29.82	\$	79,313.60	\$	176,397.94	\$	235,696.08	\$	241,307.89	\$	263,381.01	\$	269,366.94	\$	275,532.88	\$	281,338.81	\$	305,282.54	\$	311,642.59	\$	336,708.68	\$	343,442.85	\$	3,984,505.62
Water	\$	608,987.33	\$	261,690.66	\$	563,639.09	\$	1,357,419.83	\$	7,196.48	\$	-	\$	156,874.90	\$	348,898.66	\$	466,184.74	\$	477,284.48	\$	520,943.06	\$	532,782.68	\$	544,622.29	\$	556,461.91	\$	603,820.37	\$	616,399.96	\$	665,978.35	\$	679,972.92	\$	8,968,482.81
Sewer	\$	130,542.74	\$	393,630.05	\$	536,262.35	\$	7,196.48	\$	-	\$	-	\$	184,991.10	\$	411,430.68	\$	549,737.70	\$	562,826.70	\$	614,310.07	\$	628,271.66	\$	642,233.25	\$	656,194.85	\$	712,041.22	\$	726,875.41	\$	785,339.58	\$	801,046.37	\$	8,539,770.59
Utilities	\$	61,541.79	\$	36,360.15	\$	107,443.93	\$	534,419.12	\$	-	\$	-	\$	79,000.00	\$	175,700.47	\$	234,764.15	\$	240,353.77	\$	262,339.62	\$	268,301.89	\$	274,264.15	\$	280,226.42	\$	304,075.47	\$	310,410.38	\$	335,377.36	\$	342,084.91	\$	3,846,663.58
Street Lights	\$	17,124.00	\$	23,310.00	\$	132,254.26	\$	119,068.80	\$	-	\$	-	\$	7,018.83	\$	15,610.28	\$	20,857.84	\$	21,354.46	\$	23,307.81	\$	23,837.54	\$	24,367.26	\$	24,896.98	\$	27,015.87	\$	27,578.70	\$	29,796.92	\$	30,392.86	\$	567,792.41
On-Site Sewer Outfall	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,000.00	\$	2,224.06	\$	2,971.70	\$	3,042.45	\$	3,390.75	\$	3,471.70	\$	3,547.17	\$	3,929.25	\$	4,245.28	\$	4,330.19	\$	3,327.84	\$	-		
Del Lago Parkway	\$	13,672.96	\$	1,565.71	\$	175.97	\$	113.47	\$	-	\$	-	\$	82,373.20	\$	183,202.66	\$	244,788.28	\$	250,616.58	\$	1,023,541.19	\$	279,758.04	\$	285,974.88	\$	292,191.73	\$	317,059.11	\$	323,664.51	\$	349,697.55	\$	356,691.50	\$	4,005,087.34
Gas	\$	-	\$	-	\$	-	\$	5,574.68	\$	-	\$	-	\$	1,000.00	\$	2,224.06	\$	2,971.70	\$	3,042.45	\$	3,320.75	\$	3,396.23	\$	3,471.70	\$	3,547.17	\$	3,849.06	\$	3,929.25	\$	4,245.28	\$	4,330.19	\$	44,902.52
Platting Fees	\$	-	\$	14,164.74	\$	9,529.00	\$	17,037.00	\$	-	\$	8,887.00	\$	9,750.00	\$	21,684.55	\$	28,974.06	\$	29,663.92	\$	32,377.36	\$	33,113.21	\$	33,849.06	\$	34,584.91	\$	37,528.30	\$	38,310.14	\$	41,391.51	\$	42,219.34	\$	433,064.10
Drainage Fees	\$	35,460.00	\$	-	\$	43,206.00	\$	81,847.00	\$	-	\$	-	\$	8,547.55	\$	19,010.24	\$	25,400.74	\$	26,005.52	\$	28,384.32	\$	29,029.42	\$	29,674.51	\$	30,319.61	\$	32,900.00	\$	33,585.42	\$	36,286.77	\$	37,012.50	\$	496,669.60
Sewer Impact Fees	\$	59,512.00	\$	27,940.00	\$	79,240.00	\$	18,670.00	\$	508.00	\$	-	\$	866.00	\$	1,926.03	\$	2,634.76	\$	2,875.77	\$	2,941.13	\$	3,006.49	\$	3,071.85	\$	3,333.28	\$	3,402.73	\$	3,676.42	\$	3,739.94	\$	3,929.27	\$	4,192.89
Engineering/Surveying Fees	\$	218,819.09	\$	293,969.46	\$	187,449.92	\$	452,343.00	\$	47,344.12	\$	32,198.43	\$	115,820.64	\$	257,591.66	\$	344,183.98	\$	352,378.83	\$	384,611.94	\$	393,353.12	\$	402,094.30	\$	410,835.48	\$	445,800.20	\$	455,087.70	\$	491,691.40	\$	501,525.22	\$	5,787,098.49
Park Improvements	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,500.00	\$	3,336.08	\$	4,457.55	\$	4,563.68	\$	4,981.13	\$	5,094.34	\$	5,207.55	\$	5,773.58	\$	5,893.87	\$	6,367.92	\$	6,495.28	\$	58,991.73		
Land & ROW Clearing	\$	-	\$	45,655.97	\$	-	\$	4,272.34	\$	-	\$	-	\$	5,500.00	\$	12,232.31	\$	16,344.34	\$	16,733.49	\$	18,264.15	\$	18,679.25	\$	19,094.34	\$	19,509.43	\$	21,169.81	\$	21,610.85	\$	23,349.06	\$	23,816.04	\$	266,236.38
Contingency	\$	-	\$	288,240.00	\$	-	\$	-	\$	-	\$	-	\$	200.00	\$	444.81	\$	594.34	\$	608.49	\$	664.15	\$	679.25	\$	694.34	\$	709.43	\$	769.81	\$	785.85	\$	849.06	\$	866.04	\$	296,105.57
Project Management	\$	31,829.72	\$	14,145.19	\$	34,414.35	\$	120,668.71	\$	-	\$	-	\$	235,677.66	\$	524,160.46	\$	700,362.86	\$	717,038.16	\$	782,627.70	\$	800,414.69	\$	818,201.69	\$	835,988.68	\$	907,136.65	\$	926,035.33	\$	1,000,518.37	\$	1,020,528.74	\$	9,469,748.96
Subtotal	\$	1,656,261.47	\$	2,136,684.94	\$	2,925,336.76	\$	6,738,499.02	\$	219,990.06	\$	194,780.60	\$	1,307,977.28	\$	2,909,015.52	\$	3,886,913.63	\$	3,979,459.17	\$	5,093,471.70	\$	4,442,187.02	\$	4,540,902.27	\$	4,639,617.52	\$	5,034,478.58	\$	5,139,363.57	\$	5,552,733.76	\$	5,663,788.42	\$	66,061,461.29

Additional Uses of TIF Revenue																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
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Interest Cost @ 4.54% ³	\$ 12,180,218.35
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Total Payments to Mission del Lago, Ltd.	\$ 82,038,489.06
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Total Payments to 210 Developers L.L.C. ⁴	\$ 1,087,476.70
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Total Administrative Expenses ⁵	\$ 665,383.52
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Total Debt Service for Unit 8 Street Repairs ⁶	\$ 1,455,288.19
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Total Construction Fund Transfer for Unit 8 Street Repairs ⁷	\$	339,506.52
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Grand Total	\$ 85,586,143.99
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Project Financing Surplus/(Shortage)	\$	-
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7

Mission del Lago
Amended Finance Plan
April 15, 2014

¹ Tax Year 1999 Base value changed from \$1,287,240 to \$1,323,410 due to increased market value.

² New Values through Tax Year 2012 are based on Bexar County Appraisal District. Projected New Values from Tax Year 2013 through Tax Year 2024 are calculated based on projected construction and price per unit.

³ Bexar County is participating at 100% of their Operation and Maintenance portion of their tax rate.

⁴ University Health System's participating level is at 75% of their tax rate.

⁵ Southside ISD to receive 35% reimbursement of their tax increment contributions, with potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement.

⁶ Alamo Colleges participating level is at 50% of their tax rate and for a 15 year period (FY 2000-FY 2014) and is withholding \$5,000 per year for Administrative Expenses for years 2 - 15.

**Mission del Lago
Tax Increment Reinvestment Zone Six
Revenues**

Mission del Lago
Amended Finance Plan
April 15, 2014

Bexar County ³					
Tax	Year-End	Captured	Tax Rate	Projected Tax	Actual Tax
Exemptions	Taxable Value	Taxable Value	Contribution	Increments	Increments
(1,063,647.00)	259,763.00	-	0.284015	-	-
(1,116,422.00)	290,524.00	30,761.00	0.289220	-	-
(759,567.00)	688,443.00	428,680.00	0.272364	-	-
(868,537.00)	793,663.00	533,900.00	0.273812	-	-
(858,589.00)	2,036,011.00	1,776,248.00	0.279634	-	-
(1,073,291.00)	12,323,409.00	12,063,646.00	0.281519	-	-
(1,654,840.00)	17,837,460.00	17,577,697.00	0.287407	-	-
(2,686,450.00)	26,587,342.00	26,327,579.00	0.286301	-	168,789.28
(6,365,343.73)	41,412,122.27	41,152,359.27	0.265594	-	108,772.79
(6,914,060.89)	51,506,959.11	51,247,196.11	0.250920	-	32,537.71
(6,825,275.77)	52,132,459.23	51,872,696.23	0.250920	-	218,783.35
(5,978,898.72)	53,358,761.28	53,098,998.28	0.250920	-	132,798.95
(5,916,313.95)	55,990,641.05	55,730,878.05	0.250920	-	138,596.78
(2,273,961.00)	62,875,539.00	62,615,776.00	0.250920	-	154,994.30
(2,527,396.97)	69,890,854.21	69,631,091.21	0.250920	170,350.00	-
(3,448,522.07)	95,362,998.61	95,103,235.61	0.250920	232,667.00	-
(4,440,020.62)	122,781,200.48	122,521,437.48	0.250920	299,745.00	-
(5,553,321.90)	153,567,649.55	153,307,886.55	0.250920	375,063.00	-
(6,318,329.90)	174,722,641.55	174,462,878.55	0.250920	426,818.00	-
(8,001,207.90)	221,259,763.55	221,000,000.55	0.250920	540,670.00	-
(8,803,209.90)	243,437,761.55	243,177,998.55	0.250920	594,928.00	-
(9,829,967.90)	271,831,003.55	271,571,240.55	0.250920	664,391.00	-
(10,668,963.90)	295,032,007.55	294,772,244.55	0.250920	721,151.00	-
(11,621,384.90)	321,369,586.55	321,109,823.55	0.250920	785,586.00	-
(12,586,718.90)	348,064,252.55	347,804,489.55	0.250920	850,893.00	-
(13,517,152.90)	373,793,818.55	373,534,055.55	0.250920	913,840.00	-
-	-	-	-	-	-
-	-	-	-	-	-
				6,576,102.00	955,273.16
Participation Level					100%
Tax Rate Growth Factor					0.00%
Tax Rate Collection Factor					97.50%

University Health System ⁴					
Tax	Year-End	Captured	Tax Rate	Projected Tax	Actual Tax
Exemptions	Taxable Value	Taxable Value	Contribution	Increments	Increments
(1,063,647.00)	259,763.00	-	0.182902	-	-
(1,116,422.00)	290,524.00	30,761.00	0.182902	-	-
(759,567.00)	688,443.00	428,680.00	0.182902	-	-
(868,537.00)	793,663.00	533,900.00	0.182902	-	-
(858,589.00)	2,036,011.00	1,776,248.00	0.182902	-	-
(923,291.00)	12,473,409.00	12,213,646.00	0.182902	-	-
(1,249,840.00)	18,242,460.00	17,982,697.00	0.182902	-	-
(2,353,450.00)	26,920,342.00	26,660,579.00	0.182902	-	110,086.66
(5,854,657.00)	41,922,809.00	41,663,046.00	0.178056	-	73,716.90
(6,251,158.00)	52,169,862.00	51,910,099.00	0.195767	-	100,843.38
(6,007,858.00)	52,949,877.00	52,690,114.00	0.199676	-	104,091.27
(5,169,020.00)	54,168,640.00	53,908,877.00	0.207176	-	107,391.66
(4,998,095.00)	56,908,860.00	56,649,097.00	0.207176	-	116,217.98
(1,131,324.00)	64,018,176.00	63,758,413.00	0.207176	-	130,152.55
(1,260,077.57)	71,158,173.61	70,898,410.61	0.207176	143,213.00	-
(1,719,320.46)	97,092,200.22	96,832,437.22	0.207176	195,598.00	-
(2,213,649.25)	125,007,571.85	124,747,808.85	0.207176	251,987.00	-
(2,768,704.90)	156,352,266.55	156,092,503.55	0.207176	315,302.00	-
(3,150,112.90)	177,890,858.55	177,631,095.55	0.207176	358,809.00	-
(3,989,140.90)	225,271,830.55	225,012,067.55	0.207176	454,517.00	-
(4,388,992.90)	247,851,978.55	247,592,215.55	0.207176	500,128.00	-
(4,900,900.90)	276,760,070.55	276,500,307.55	0.207176	558,522.00	-
(5,319,196.90)	300,381,774.55	300,122,011.55	0.207176	606,237.00	-
(5,794,042.90)	327,196,928.55	326,937,165.55	0.207176	660,403.00	-
(6,275,326.90)	354,375,644.55	354,115,881.55	0.207176	715,303.00	-
(6,739,210.90)	380,571,760.55	380,311,997.55	0.207176	768,218.00	-
-	-	-	-	-	-
-	-	-	-	-	-
				5,528,237.00	742,500.40
Participation Level					75%
Tax Rate Growth Factor					0.00%
Tax Rate Collection Factor					97.50%

**Mission del Lago
Tax Increment Reinvestment Zone Six
Revenues**

Mission del Lago
Amended Finance Plan
April 15, 2014

Southside ISD ⁵						Alamo Colleges ⁶						Total Tax	Fiscal Year
Tax	Year-End	Captured	Tax Rate	Projected Tax	Actual Tax	Tax	Year-End	Captured	Tax Rate	Projected Tax	Actual Tax	Increments	Ending
Exemptions	Taxable Value	Taxable Value	Contribution	Increments	Increments	Exemptions	Taxable Value	Taxable Value	Contribution	Increments	Increments		
(1,063,647.00)	259,763.00	-	1.580000	-	-	(1,063,647.00)	259,763.00	-	0.052981	-	-	-	2000
(1,116,422.00)	290,524.00	30,761.00	1.620000	-	-	(1,116,422.00)	290,524.00	30,761.00	0.053450	-	-	-	2001
(759,567.00)	688,443.00	428,680.00	1.620000	-	-	(759,567.00)	688,443.00	428,680.00	0.052300	-	-	-	2002
(868,537.00)	793,663.00	533,900.00	1.720000	-	-	(868,537.00)	793,663.00	533,900.00	0.053550	-	-	475.76	2003
(858,589.00)	2,036,011.00	1,776,248.00	1.720000	-	-	(858,589.00)	2,036,011.00	1,776,248.00	0.053525	-	-	12,284.28	2004
(1,370,476.00)	12,026,224.00	11,766,461.00	1.720000	-	-	(1,013,291.00)	12,383,409.00	12,123,646.00	0.053525	-	-	69,710.38	2005
(2,026,352.00)	17,465,948.00	17,206,185.00	1.720000	-	-	(1,494,840.00)	17,997,460.00	17,737,697.00	0.053525	-	-	99,110.82	2006
(3,467,039.88)	25,806,752.12	25,546,989.12	1.690000	-	881,016.46	(2,661,661.69)	26,612,130.31	26,352,367.31	0.068525	-	49,939.14	1,357,375.15	2007
(7,611,949.85)	40,165,516.15	39,905,753.15	1.360000	-	535,073.56	(6,281,530.05)	41,495,935.95	41,236,172.95	0.067275	-	27,598.35	979,308.52	2008
(8,958,580.35)	49,462,439.65	49,202,676.65	1.365600	-	669,493.80	(6,814,312.64)	51,606,707.36	51,346,944.36	0.067928	-	18,288.43	1,108,757.34	2009
(9,211,915.90)	49,745,819.10	49,486,056.10	1.368900	-	671,719.65	(6,639,444.83)	52,318,290.17	52,058,527.17	0.067928	-	35,041.64	1,318,562.25	2010
(8,462,332.36)	50,875,327.64	50,615,564.64	1.368900	-	690,796.81	(5,792,265.89)	53,545,394.11	53,285,631.11	0.070812	-	37,612.49	1,266,384.96	2011
(8,567,833.25)	53,339,121.75	53,079,358.75	1.368900	-	721,170.41	(5,596,608.82)	56,310,346.18	56,050,583.18	0.070812	-	39,263.14	1,326,713.53	2012
(4,750,257.00)	60,399,243.00	60,139,480.00	1.368900	-	809,827.71	(1,890,114.00)	63,259,386.00	62,999,623.00	0.074575	-	26,528.72	1,470,033.39	2013
(5,279,290.51)	67,138,960.67	66,879,197.67	1.368900	892,622.00	-	(2,100,129.28)	70,318,121.90	70,058,358.90	0.074575	50,940.00	-	1,638,378.00	2014
(7,203,359.86)	91,608,160.82	91,348,397.82	1.368900	1,219,207.00	-	-	-	-	-	-	-	2,168,197.00	2015
(9,274,427.02)	117,946,794.08	117,687,031.08	1.368900	1,570,742.00	-	-	-	-	-	-	-	2,793,326.00	2016
(11,599,918.82)	147,521,052.63	147,261,289.63	1.368900	1,965,463.00	-	-	-	-	-	-	-	3,495,251.00	2017
(13,197,886.82)	167,843,084.63	167,583,321.63	1.368900	2,236,697.00	-	-	-	-	-	-	-	3,977,580.00	2018
(16,713,124.82)	212,547,846.63	212,288,083.63	1.368900	2,833,361.00	-	-	-	-	-	-	-	5,038,617.00	2019
(18,388,366.82)	233,852,604.63	233,592,841.63	1.368900	3,117,711.00	-	-	-	-	-	-	-	5,544,271.00	2020
(20,533,084.82)	261,127,886.63	260,868,123.63	1.368900	3,481,748.00	-	-	-	-	-	-	-	6,191,632.00	2021
(22,285,600.82)	283,415,370.63	283,155,607.63	1.368900	3,779,214.00	-	-	-	-	-	-	-	6,720,609.00	2022
(24,275,041.82)	308,715,929.63	308,456,166.63	1.368900	4,116,895.00	-	-	-	-	-	-	-	7,321,102.00	2023
(26,291,455.82)	334,359,515.63	334,099,752.63	1.368900	4,459,154.00	-	-	-	-	-	-	-	7,929,734.00	2024
(28,234,969.82)	359,076,001.63	358,816,238.63	1.368900	3,001,949.60	-	-	-	-	-	-	-	6,729,272.60	2025
-	-	-	-	-	-	-	-	-	-	-	-	2,045,265.00	2026
-	-	-	-	-	-	-	-	-	-	-	-	2,045,265.00	2027
					32,674,763.60						50,940.00	234,271.91	72,647,215.98
					4,979,098.40								
Participation Level					100%	Participation Level					50%		
Tax Rate Growth Factor					0.00%	Tax Rate Growth Factor					0.00%		
Tax Rate Collection Factor					97.50%	Tax Rate Collection Factor					97.50%		

**Mission del Lago
Tax Increment Reinvestment Zone Six
Reimbursements**

Mission del Lago
Amended Finance Plan
April 15, 2014

Tax Year	Actual	Projected	Cumulative TIF Revenue	TIF Fund Interest Rate	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected
	TIF Revenue				Interest Earned in TIF Fund		Tax Notes ¹		Construction Fund Transfer ²		Administrative Expenses ³		Reimbursement to Southside ISD ⁴	
1999	-	-	-	6.1661%	-	-	-	-	-	-	-	-	-	-
2000	-	-	-	5.6776%	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	2.5725%	-	-	-	-	-	-	-	-	-	-
2002	475.76	-	475.76	1.2975%	0.13	-	-	-	-	-	-	-	-	-
2003	12,284.28	-	12,760.04	1.0900%	70.03	-	-	-	-	-	-	-	-	-
2004	69,710.38	-	82,470.42	2.8215%	1,257.08	-	-	-	-	-	-	-	-	-
2005	99,110.82	-	181,581.24	4.6610%	5,804.33	-	-	-	-	-	-	-	-	-
2006	1,357,375.15	-	1,538,956.39	5.1832%	5,962.64	-	-	-	-	-	101,725.54	-	-	-
2007	979,308.52	-	2,518,264.91	3.3481%	3,789.29	-	-	-	-	-	143,657.98	-	298,539.91	-
2008	1,108,757.34	-	3,627,022.25	1.4135%	2,048.50	-	-	-	-	-	31,000.00	-	179,943.15	-
2009	1,318,562.25	-	4,945,584.50	0.3922%	606.40	-	-	-	-	-	15,000.00	-	241,655.42	-
2010	1,266,384.96	-	6,211,969.46	0.2696%	537.50	-	-	-	-	-	2,000.00	-	235,101.88	-
2011	1,326,713.53	-	7,538,682.99	0.2086%	1,371.52	-	-	-	-	-	34,000.00	-	230,334.45	-
2012	1,470,033.39	-	9,008,716.38	0.1995%	9,067.20	-	-	-	-	-	15,000.00	-	259,297.56	-
2013	-	1,638,378.00	10,647,094.38	0.2500%	1,896.26	4,710.55	-	11,225.69	-	339,506.52	81,533.67	21,208.14	297,812.07	312,417.70
2014	-	2,168,197.00	12,815,291.38	0.8750%	-	-	-	205,937.50	-	-	-	17,000.00	-	426,722.45
2015	-	2,793,326.00	15,608,617.38	2.4375%	-	-	-	206,500.00	-	-	-	17,000.00	-	549,759.70
2016	-	3,495,251.00	19,103,868.38	3.4375%	-	-	-	206,937.50	-	-	-	17,000.00	-	687,912.05
2017	-	3,977,580.00	23,081,448.38	3.5000%	-	-	-	207,250.00	-	-	-	17,000.00	-	782,843.95
2018	-	5,038,617.00	28,120,065.38	3.5000%	-	-	-	207,437.50	-	-	-	17,000.00	-	991,676.35
2019	-	5,544,271.00	33,664,336.38	3.5000%	-	-	-	207,500.00	-	-	-	17,000.00	-	1,091,198.85
2020	-	6,191,632.00	39,855,968.38	3.5000%	-	-	-	202,500.00	-	-	-	17,000.00	-	1,218,611.80
2021	-	6,720,609.00	46,576,577.38	3.5000%	-	-	-	-	-	-	-	17,000.00	-	1,322,724.90
2022	-	7,321,102.00	53,897,679.38	3.5000%	-	-	-	-	-	-	-	17,000.00	-	1,440,913.25
2023	-	7,929,734.00	61,827,413.38	3.5000%	-	-	-	-	-	-	-	17,000.00	-	1,560,703.90
2024	-	6,729,272.60	68,556,685.98	3.5000%	-	-	-	-	-	-	-	17,000.00	-	1,050,682.36
2025	-	2,045,265.00	70,601,950.98	3.5000%	-	-	-	-	-	-	-	15,000.00	-	-
2026	-	2,045,265.00	72,647,215.98	3.5000%	-	-	-	-	-	-	-	15,000.00	-	-
	\$ 9,008,716.38	\$ 63,638,499.60			\$ 32,410.88	\$ 4,710.55	\$ -	\$ 1,455,288.19	\$ -	\$ 339,506.52	\$ 427,175.38	\$ 238,208.14	\$ 1,742,684.44	\$ 11,436,167.26

¹ Preliminary tax note debt service for 2014 issuance; subject to change. Reimbursement for the Unit 8 Street Repairs (estimated at \$1,565,000) are contingent on the pending issuance by the City of a tax note in an amount not to exceed \$1,700,000.00, plus interest, per the Developer Participation Contract.

² Construction Fund transfer of City's April/May 2013 tax increment applied according to the Settlement and Release Agreement between Mission del Lago, Ltd. and City.

³ Administrative fees include: startup fees for all taxing entities, \$2,000 annually for Bexar County (ending FY 2025), \$5,000 annually for Alamo Colleges (ending FY 2014) and \$15,000 annually for the City (ending FY 2027).

⁴ Southside ISD to receive 35% reimbursement of their tax increment contributions, with potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement.

⁵ On September 20, 2013, the City entered into a 380 Agreement with 210 Developers, L.L.C. for the Villa Espada Apartments in an amount not to exceed \$1,087,476.70 per Article IV B. Per Article IV C of the Agreement, the City is waiving \$56,970 in City fees and \$552,000 in SAWS impact fees.

**Mission del Lago
Tax Increment Reinvestment Zone Six
Reimbursements**

Mission del Lago
Amended Finance Plan
April 15, 2014

Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Fiscal Year	Fiscal Year	
Villa Espada Apartments		Developer Project Reimbursements		Developer Project Reimbursements		Developer Interest Payments		Developer Interest Payments		Cash Flow	Fund	Fiscal
Payments ⁵		Per CPPR		Per Remaining S&U Construction		Per CPPR		Per Remaining S&U Construction		Balance	Balance	Year
-	-	-	-	-	-	-	-	-	-	-	-	2000
-	-	-	-	-	-	-	-	-	-	-	-	2001
-	-	-	-	-	-	-	-	-	-	-	-	2002
-	-	-	-	-	-	-	-	-	-	475.89	475.89	2003
-	-	-	-	-	-	-	-	-	-	12,354.31	12,830.20	2004
-	-	-	-	-	-	-	-	-	-	70,967.46	83,797.66	2005
-	-	-	-	-	-	-	-	-	-	3,189.61	86,987.27	2006
-	-	811,132.73	-	-	-	-	-	-	-	110,007.17	196,994.44	2007
-	-	744,515.90	-	-	-	-	-	-	-	27,638.76	224,633.20	2008
-	-	1,066,386.08	-	-	-	-	-	-	-	(212,235.66)	12,397.54	2009
-	-	1,068,564.95	-	-	-	-	-	-	-	13,501.82	25,899.36	2010
-	-	967,547.37	-	-	-	-	-	-	-	35,040.64	60,940.00	2011
-	-	-	-	-	-	-	-	-	-	1,053,787.49	1,114,727.49	2012
-	-	-	-	-	-	-	-	-	-	1,397,566.92	2,512,294.41	2013
-	43.85	-	3,171,807.06	-	-	-	-	-	-	(2,512,294.41)	-	2014
-	28,544.83	-	1,489,992.22	-	-	-	-	-	-	-	-	2015
-	73,006.37	-	1,947,059.93	-	-	-	-	-	-	-	-	2016
-	110,057.66	-	2,468,194.02	-	5,149.77	-	-	-	-	-	-	2017
-	110,057.66	-	-	-	2,860,428.39	-	-	-	-	-	-	2018
-	110,057.66	-	-	-	3,712,445.49	-	-	-	-	-	-	2019
-	110,057.66	-	-	-	4,118,514.49	-	-	-	-	-	-	2020
-	110,057.66	-	-	-	4,643,462.54	-	-	-	-	-	-	2021
-	110,057.66	-	-	-	5,270,826.44	-	-	-	-	-	-	2022
-	110,057.66	-	-	-	5,753,131.09	-	-	-	-	-	-	2023
-	110,057.66	-	-	-	6,241,972.44	-	-	-	-	-	-	2024
-	105,420.37	-	-	-	5,556,169.87	-	-	-	-	-	-	2025
-	-	-	-	-	2,030,265.00	-	-	-	-	-	-	2026
-	-	-	-	-	2,030,265.00	-	-	-	-	-	-	2027
\$	-	\$	1,087,476.70	\$	4,658,147.03	\$	9,077,053.23	\$	-	\$	-	(0.00)

**Mission del Lago
Tax Increment Reinvestment Zone Six
Participation**

Mission del Lago
Amended Finance Plan
April 15, 2014

Taxing Entity	Tax Rate Contribution	Level of Participation	Tax Rate Based on Participation	% of Combined Project	TIF Revenues ²	TIF Expenses ^{3,4}
City of San Antonio	\$ 0.56569	100%	\$ 0.56569	28.78%	\$ 20,906,029.51	\$ 21,212,813.00
Bexar County ¹	0.25092	100%	0.25092	10.37%	7,531,375.16	10,539,188.00
University Health System	0.27624	75%	0.20718	8.63%	6,270,737.40	6,706,771.00
Southside ISD	1.36890	100%	1.36890	51.83%	37,653,862.00	37,653,862.00
Alamo Colleges	0.14915	50%	0.07458	0.39%	285,211.91	365,066.00
Total	\$ 2.61090		\$ 2.46726	100.00%	\$ 72,647,215.98	\$ 76,477,700.00

¹ Bexar County participation level is 100% of Operation and Maintenance portion of tax rate.

² TIF Revenues are the projected revenue amount collected by each taxing entity through the term of the zone; reimbursement to Southside ISD is not netted out of this figure.

³ TIF Expenses are allocated based on Amended Final Finance Plan dated June 29, 2006.

⁴ Total reimbursement for public improvements may not exceed \$60,228,267 for reimbursements and \$15,684,049 for interest per section 7.3 in the Development Agreement.

**Mission del Lago
Tax Increment Reinvestment Zone Six
Collections**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution	TIF Revenues Collected	Remaining / (Refund)
City of San Antonio ^{1,2}	September 30, 2027	\$ 21,212,813.00	\$ 2,097,572.51	\$ 19,115,240.49
Bexar County ²	September 30, 2025	10,539,188.00	955,273.16	9,583,914.84
University Health System ²	September 30, 2025	6,706,771.00	742,500.40	5,964,270.60
Southside ISD ^{2,3}	September 30, 2025	37,653,862.00	4,979,098.40	32,674,763.60
Alamo Colleges ²	September 30, 2014	365,066.00	234,271.91	130,794.09
Total		\$ 76,477,700.00	\$ 9,008,716.38	\$ 67,468,983.62

¹ In accordance with the Settlement and Release Agreement between Mission Del Lago, Ltd. and the City of San Antonio, the City's participation is extended by 2 years.

² Maximum Dollar Contribution based on Amended Final Finance Plan dated June 29, 2006.

³ Southside ISD to receive 35% reimbursement of their tax increment contributions, with potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement.

**Mission del Lago
Tax Increment Reinvestment Zone Six
New Values**

Mission del Lago
Amended Finance Plan
April 15, 2014

Tax Year	Actuals										
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
2003	\$ 63,900.00										
2004		\$ 5,101,900.00									
2005			\$ 3,592,130.00								
2006				\$ 7,725,746.00							
2007					\$ 9,625,446.00						
2008						\$ 8,679,265.00					
2009							\$ 3,542,390.00				
2010								\$ 1,637,590.00			
2011									\$ 4,078,850.00		
2012										\$ 7,280,510.00	
2013											
2014											
2015											
2016											
2017											
2018											
2019											
2020											
2021											
2022											
2023											
2024											
	<u>\$ 63,900.00</u>	<u>\$ 5,101,900.00</u>	<u>\$ 3,592,130.00</u>	<u>\$ 7,725,746.00</u>	<u>\$ 9,625,446.00</u>	<u>\$ 8,679,265.00</u>	<u>\$ 3,542,390.00</u>	<u>\$ 1,637,590.00</u>	<u>\$ 4,078,850.00</u>	<u>\$ 7,280,510.00</u>	

**Mission del Lago
Tax Increment Reinvestment Zone Six
New Values**

Mission del Lago
Amended Finance Plan
April 15, 2014

Tax Year	Projected												Total	Fiscal Year
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
2003													\$ 63,900.00	2004
2004													\$ 5,101,900.00	2005
2005													\$ 3,592,130.00	2006
2006													\$ 7,725,746.00	2007
2007													\$ 9,625,446.00	2008
2008													\$ 8,679,265.00	2009
2009													\$ 3,542,390.00	2010
2010													\$ 1,637,590.00	2011
2011													\$ 4,078,850.00	2012
2012													\$ 7,280,510.00	2013
2013	\$ 7,261,000.00												\$ 7,261,000.00	2014
2014		\$ 21,355,000.00											\$ 21,355,000.00	2015
2015			\$ 20,550,000.00										\$ 20,550,000.00	2016
2016				\$ 25,350,000									\$ 25,350,000.00	2017
2017					\$ 21,920,000.00								\$ 21,920,000.00	2018
2018						\$ 48,220,000.00							\$ 48,220,000.00	2019
2019							\$ 22,980,000.00						\$ 22,980,000.00	2020
2020								\$ 29,420,000.00					\$ 29,420,000.00	2021
2021									\$ 24,040,000.00				\$ 24,040,000.00	2022
2022										\$ 27,290,000.00			\$ 27,290,000.00	2023
2023											\$ 27,660,000.00		\$ 27,660,000.00	2024
2024												\$ 26,660,000.00	\$ 26,660,000.00	2025
	\$ 7,261,000.00	\$ 21,355,000.00	\$ 20,550,000.00	\$ 25,350,000.00	\$ 21,920,000.00	\$ 48,220,000.00	\$ 22,980,000.00	\$ 29,420,000.00	\$ 24,040,000.00	\$ 27,290,000.00	\$ 27,660,000.00	\$ 26,660,000.00	\$ 354,033,727.00	

Mission del Lago
Tax Increment Reinvestment Zone Six
New Values - Villa Espada Apartments

Mission del Lago
Amended Finance Plan
April 15, 2014

Tax Year	Projected													Total	Fiscal Year
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024			
2003														\$ -	2004
2004														\$ -	2005
2005														\$ -	2006
2006														\$ -	2007
2007														\$ -	2008
2008														\$ -	2009
2009														\$ -	2010
2010														\$ -	2011
2011														\$ -	2012
2012														\$ -	2013
2013	\$ 7,751.18													\$ 7,751.18	2014
2014		\$ 5,038,269.50												\$ 5,038,269.50	2015
2015			\$ 7,859,700.42											\$ 7,859,700.42	2016
2016				\$ 6,549,750										\$ 6,549,750.35	2017
2017					\$ -									\$ -	2018
2018						\$ -								\$ -	2019
2019							\$ -							\$ -	2020
2020								\$ -						\$ -	2021
2021									\$ -					\$ -	2022
2022										\$ -				\$ -	2023
2023											\$ -			\$ -	2024
2024												\$ -		\$ -	2025
	\$ 7,751.18	\$ 5,038,269.50	\$ 7,859,700.42	\$ 6,549,750.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,455,471.45

**Mission del Lago
Tax Increment Reinvestment Zone Six
Construction**

Mission del Lago
Amended Finance Plan
April 15, 2014

Tax Year	Actuals						Projected				
	2003 - 2005	2006	2007	2008 - 2010	2011	2012	2013	2014	2015	2016	2017
2003 - 2005	\$ 1,665,718.98										
2006		\$ 2,145,833.21									
2007			\$ 3,017,535.76								
2008 - 2010				\$ 6,906,112.31							
2011					\$ 274,493.89						
2012						\$ 251,384.29					
2013							\$ 1,548,488.11				
2014								\$ 3,659,015.52			
2015									\$ 3,938,077.63		
2016										\$ 4,039,243.17	
2017											\$ 6,194,763.70
2018											
2019											
2020											
2021											
2022											
2023											
2024											
	<u>\$ 1,665,718.98</u>	<u>\$ 2,145,833.21</u>	<u>\$ 3,017,535.76</u>	<u>\$ 6,906,112.31</u>	<u>\$ 274,493.89</u>	<u>\$ 251,384.29</u>	<u>\$ 1,548,488.11</u>	<u>\$ 3,659,015.52</u>	<u>\$ 3,938,077.63</u>	<u>\$ 4,039,243.17</u>	<u>\$ 6,194,763.70</u>

**Mission del Lago
Tax Increment Reinvestment Zone Six
Construction**

Mission del Lago
Amended Finance Plan
April 15, 2014

Tax Year	Projected							Total	Cumulative Value	Fiscal Year
	2018	2019	2020	2021	2022	2023	2024			
2003 - 2005								\$ 1,665,718.98	1,665,718.98	2004-2006
2006								\$ 2,145,833.21	3,811,552.19	2007
2007								\$ 3,017,535.76	6,829,087.95	2008
2008 - 2010								\$ 6,906,112.31	13,735,200.26	2009-2011
2011								\$ 274,493.89	14,009,694.15	2012
2012								\$ 251,384.29	14,261,078.44	2013
2013								\$ 1,548,488.11	15,809,566.55	2014
2014								\$ 3,659,015.52	19,468,582.07	2015
2015								\$ 3,938,077.63	23,406,659.70	2016
2016								\$ 4,039,243.17	27,445,902.87	2017
2017								\$ 6,194,763.70	33,640,666.57	2018
2018	\$ 4,602,259.02							\$ 4,602,259.02	38,242,925.59	2019
2019		\$ 4,700,974.27						\$ 4,700,974.27	42,943,899.86	2020
2020			\$ 4,829,689.52					\$ 4,829,689.52	47,773,589.38	2021
2021				\$ 5,194,550.58				\$ 5,194,550.58	52,968,139.96	2022
2022					\$ 5,299,435.57			\$ 5,299,435.57	58,267,575.53	2023
2023						\$ 5,712,805.76		\$ 5,712,805.76	63,980,381.29	2024
2024							\$ 5,877,889.42	\$ 5,877,889.42	69,858,270.71	2025
	<u>\$ 4,602,259.02</u>	<u>\$ 4,700,974.27</u>	<u>\$ 4,829,689.52</u>	<u>\$ 5,194,550.58</u>	<u>\$ 5,299,435.57</u>	<u>\$ 5,712,805.76</u>	<u>\$ 5,877,889.42</u>	<u>\$ 69,858,270.71</u>		

\$1,325,000
CITY OF SAN ANTONIO, TEXAS
Tax Notes, Series 2014 *

Mission del Lago
Amended Finance Plan
April 15, 2014

Principal and Interest Requirements

Date	Principal	Interest Rate	Yield	Interest	Semiannual Debt Service	Fiscal Year Debt Service
2/1/2012						
8/1/2012						
2/1/2013						
8/1/2013						
2/1/2014						
8/1/2014				11,225.69	11,225.69	11,225.69
2/1/2015	175,000	2.500%	2.500%	16,562.50	191,562.50	
8/1/2015				14,375.00	14,375.00	205,937.50
2/1/2016	180,000	2.500%	2.500%	14,375.00	194,375.00	
8/1/2016				12,125.00	12,125.00	206,500.00
2/1/2017	185,000	2.500%	2.500%	12,125.00	197,125.00	
8/1/2017				9,812.50	9,812.50	206,937.50
2/1/2018	190,000	2.500%	2.500%	9,812.50	199,812.50	
8/1/2018				7,437.50	7,437.50	207,250.00
2/1/2019	195,000	2.500%	2.500%	7,437.50	202,437.50	
8/1/2019				5,000.00	5,000.00	207,437.50
2/1/2020	200,000	2.500%	2.500%	5,000.00	205,000.00	
8/1/2020				2,500.00	2,500.00	207,500.00
2/1/2021	200,000	2.500%	2.500%	2,500.00	202,500.00	
8/1/2021						202,500.00
2/1/2022						
8/1/2022						
2/1/2023						
8/1/2023						
2/1/2024						
8/1/2024						
2/1/2025						
8/1/2025						
2/1/2026						
8/1/2026						
2/1/2027						
8/1/2027						
2/1/2028						
8/1/2028						
	<u>1,325,000</u>			<u>130,288.19</u>	<u>1,455,288.19</u>	<u>1,455,288.19</u>

Sale Date 3/1/2014
Dated Date 3/15/2014
Delivery Date 3/29/2014

* Preliminary tax note debt service for 2014 issuance; subject to change. Reimbursement for the Unit 8 Street Repairs (estimated at \$1,565,000) are contingent on the pending issuance by the City of a tax note in an amount not to exceed \$1,700,000.00, plus interest, per the Developer Participation Contract.