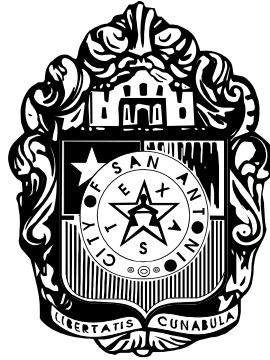


CITY OF SAN ANTONIO, TEXAS



Mission del Lago Tax Increment Reinvestment Zone Number Six

Participation Levels:

City (100%)

Bexar County (100% O&M)

University Health System (75%)

Southside Independent School District (65%)

Alamo Colleges (Expired September 30, 2014)

Finance Plan

Approved: August 26, 1999

Amended: June 29, 2006

Amended: May 1, 2014

Amended: April 12, 2019

Mission del Lago Development Tax Increment Reinvestment Zone #6 – Finance Plan

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 approximately 812 acres. The Tax Year 1999 Year End Assessed Value was \$1,323,410.00 and the projected Tax Year 2027 Year End Assessed Value is \$432,367,163.00

The Project was approved in 1999, and amended in 2006 and 2014. The project plans to construct 2,510 single-family homes with average values ranging from \$114,000.00 to \$204,000.00, 520 multi-family homes with average values ranging from \$35,000.00 to \$75,000.00, and 288,600 square feet of commercial space with an average price per square foot of \$100.00. Currently, 866 single-family homes, 520 multi-family homes and 4,500 square feet of commercial space have been built. The total Public Improvement Infrastructure capital cost was estimated at \$69,858,270.71, and is currently projected at \$63,894,632.17. 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, which will be amended to \$59,369,267.00 due to the increase in administrative fees. Per Ordinance 2019-__-__, the life of the TIRZ has been extended to 33.11 years, with a termination date of September 30, 2032.

The Developer was Mission Del Lago, a duly authorized Texas Limited Partnership and its affiliate Mission Del Lago, Ltd. In July 2013, 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. continued to be subject to all of the rights and responsibilities under the Development Agreement, including receiving TIRZ revenue payments from the City. In January 2018, Mission Del Lago, Ltd. transferred its rights and obligations to Southstar Mission Del Lago Holdings L.P.

Chapter 380 Economic Development Grant (380) Agreement

The City entered into a 380 Agreement with 210 Developers L.L.C on September 20, 2013, for the Villa Espada Project located in the TIRZ. The construction project included the development of 240 multi-family units. The Assignment and Assumption executed on November 20, 2013 removed 210 Developers, LLC and added Villa Espada MDL, LLC and Villa Espada Townhomes, LLC as Assignees. The Assignment required Villa Espada MDL, LLC to construct 240 units (“Apartments” or “Phase 1”) of which 40-48 units were allocated to be student housing; the project resulted in a new value of \$22,683,770.00 in real property improvements. The 2013 Assignment also required Villa Espada Townhomes, LLC, to construct 40-60 units (“Townhomes” or “Phase 2”). However, Phase 2 has not commenced and the Board unencumbered unexpended fund on April 25, 2017. The City agreed to provide property tax reimbursement to Villa Espada Development Partners LTD, the governing entity for Villa Espada MDL, LLC for the Villa Espada Apartments. The Assignment and Assumption executed on June

4, 2016 removed Villa Espada MDL, LLC and added 12910 Clubhouse Boulevard, LLC as Assignee for the Apartments. The total amount of tax reimbursements for both Apartments and Townhomes are not to exceed \$1,087,476.70, which will be paid exclusively from the City's tax increment applicable to the TIRZ. Phase 1 Assignees are eligible for up to 78% of the property tax reimbursements or \$848,231.83.

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 clearing, contingency, project management, offsite sewer and water, landscaping ROW, land, Developer formation legal costs, performance of Street Reconstruction Project in accordance with the terms of the Developer Participation Contract.

In accordance with the Settlement and Release Agreement between Mission Del Lago, Ltd. and the City of San Antonio, the expenses for Unit 8 Street repairs included a Construction Fund Transfer of \$339,506.52 from the TIRZ Fund in Fiscal Year 2014, a reimbursement of \$35,000.00 to Mission Del Lago, Ltd. in Fiscal Year 2015, Tax Notes in the amount of \$1,400,000.00; plus interest of \$92,800.00 that was issued by the City in Tax Year 2014 (Fiscal Year 2015). An additional amount of \$30,106.52 was transferred to Debt Service in Fiscal Year 2015 that reduced the February 2015 Debt Service Transfer required from the TIRZ Fund.

Finance Plan

The Tax Year 1999 Year End Assessed Value for the TIRZ was \$1,323,410.00. Projected Captured Taxable Values will 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). The City's Captured Taxable Values were \$30,761.00 in Tax Year 2000 and are projected to reach \$407,765,129.00 in Tax Year 2027.

The City of San Antonio, Bexar County, University Health System, and Southside ISD are the participating taxing entities at this time. Alamo Colleges participation expired on September 30, 2014. The City's current participation is at 100% of the tax rate which is \$0.558270 in Tax Year 2018, Bexar County's current participation is at 100% Operations & Maintenance portion of the Tax Rate which is 0.236250 in Tax Year 2018, University Health System's current participation is at 75% of the tax rate which is \$0.276235 in Tax Year 2018, and Southside ISD's current participation is at 65% of the tax rate which is 1.575900 in Tax Year 2018. Annual Tax Increment was \$475.76 in Fiscal Year 2003 and is projected to reach \$6,231,930.51 in Fiscal Year 2028. No growth in tax rate or Assessed Values is assumed at this time.

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 pay 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) Payment of eligible costs including any administrative fees incurred by the participating taxing entities per the applicable Development and Interlocal Agreements;

- (iv) Reimbursements of tax increment collections to the Southside ISD as per the executed Interlocal Agreement (which has been fulfilled and is not applicable starting in Tax Year 2017);
- (v) 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) 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; and
- (vii) 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 administrative fees include the startup fee for the participating taxing entities totaling \$140,383.52, and \$2,000.00 annually for Bexar County from Fiscal Year 2001 to Fiscal Year 2032, and \$5,000.00 annually for Alamo Colleges from Fiscal Year 2001 to Fiscal Year 2014, and \$15,000.00 annually for the City from Fiscal Year 2001 to Fiscal Year 2018. The administrative fees for the City will be amended to \$30,000.00 in Fiscal Year 2019, \$50,000.00 in Fiscal Year 2020, and \$75,000.00 for Fiscal Year 2021 to Fiscal Year 2032. Due to the increase and extension, the total administrative expense will be amended from \$665,383.52 to \$1,524,383.52.

The total Public Improvement Infrastructure capital cost was estimated at \$69,858,270.71; and the current projection is \$63,894,632.17 which includes public improvements of \$63,859,632.17 and Unit 8 street repair reimbursement of \$35,000.00. However, total reimbursement for Public Improvements may not exceed \$60,228,267.00, per section 7.3 in the Development Agreement, which will be amended to \$59,367,267.00 due to Administrative Fees increase. Revenues from the TIRZ are used to pay the amended 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. Currently, the interest expense is estimated at \$6,935,353.81 and subject to change. 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 2031 and includes the Developer contribution. Any remaining balance in Fiscal Year 2032, currently is estimated at \$3,500,468.46 will be refunded to the Participating Taxing Entities.

The TIRZ collections for this project shall not extend beyond September 30, 2032 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	Max. Dollar Contribution	Max. Length of Contribution
City of San Antonio ^{1,2}	\$ 21,212,813.00	September 30, 2032
Bexar County ^{1, 2}	\$ 10,539,188.00	September 30, 2032
University Health System ²	\$ 6,706,771.00	September 30, 2025
Southside ISD ^{1,2,3}	\$ 74,018,165.00	September 30, 2032
Alamo Colleges ²	\$ 365,066.00	September 30, 2014
Maximum Reimbursable Amount	\$112,842,003.00	

¹ Per Ordinance - __-__-__, Maximum Length of Contribution extended to September 30, 2032.

² Maximum Dollar Contribution is based on respective taxing entities Interlocal Agreements.

³ Southside ISD to receive 35% reimbursement of its tax increment contributions, with potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement. Starting in Fiscal Year 2018 Southside ISD will pay the net of Tax Increment at 65%. Pending an Amended Agreement, Final Board, and City Council approval.

Limited Obligation of the City or Participating Taxing Entities

The City and Participating Taxing 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, 2032, and may be terminated prior to September 30, 2032, upon payment of Public Improvements capital costs incurred by the Developer up to the amended amount of \$59,369,267.00 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 Taxing 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 Taxing Entities, any political corporation, subdivision, or agency of the State.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Summary Fact Sheet**

Mission del Lago
Finance Plan
February 2019

	Amended Finance Plan - FY 2014		Amended Finance Plan - FY 2019		
Finance Plan:					
Site Area (Acres)	812.132		812.132		
Beginning Assessed Value (1999)	1,323,410.00		1,323,410.00		
	2003 - 2012	2013-2027	2003 - 2012	2013-2017	2018-2032 ³
Average Value for Single-Family	\$ 114,000	\$ 137,000	\$ 114,000	\$ 137,000	\$ 204,000
Average Value for Multi-Family Unit (Villa Espada)	N/A	\$ 80,907	N/A	\$ 105,100	N/A
Average Value for Multi-Family Unit	\$ 35,000	\$ 75,000	\$ 35,000	\$ 75,000	\$ 50,000
Average Value Commercial (per sq. ft.)	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100

Project:	Structure Type ¹	Projected Tax Year	Projected Number ²	Projected Square Feet	Actual Number	Actual Square Feet	Projected Number ²	Projected Square Feet	Actual Number	Actual Square Feet
	Single Family Homes	1999 - 2003			-				-	
	Single Family Homes	2004			64				64	
	Multi-Family Homes				280				280	
	Single Family Homes	2005			50				50	
	Single Family Homes	2006			52				52	
	Single Family Homes	2007			69				69	
	Single Family Homes	2008			41				41	
	Single Family Homes	2009			4				4	
	Single Family Homes	2010			32				32	
	Single Family Homes	2011			70				70	
	Single Family Homes	2012			51				51	
	Single Family Homes	2013			53				78	
	Single Family Homes	2014	115						67	
	Commercial			3,500					-	
	Multi-Family Homes		70						-	
	Single Family Homes	2015	150						98	
	Multi-Family Homes		-						-	
	Single Family Homes	2016	150						100	
	Commercial			48,000					-	4,500
	CH380 / Villa Espada Apartments ⁴		240						240	
	Single Family Homes	2017	160						90	
	Single Family Homes	2018	160				136		-	
	Commercial			53,000				-	-	
	Multi-Family Homes		280					-	-	
	Single Family Homes	2019	160				150		-	
	Commercial			10,600				-	-	
	Single Family Homes	2020	160				125		-	
	Commercial			75,000				-	-	
	Single Family Homes	2021	170				125		48,000	
	Commercial			7,500				48,000	-	
	Single Family Homes	2022	170				114		53,000	
	Commercial			40,000				53,000	-	
	Single Family Homes	2023	180				100		10,600	
	Commercial			30,000				10,600	-	
	Single Family Homes	2024	180				100		75,000	
	Commercial			20,000				75,000	-	
	Single Family Homes	2025					100		7,500	
	Commercial							7,500	-	
	Single Family Homes	2026					100		40,000	
	Commercial							40,000	-	
	Single Family Homes	2027					100		30,000	
	Commercial							30,000	-	
	Single Family Homes	2028					100		20,000	
	Commercial							20,000	-	
	Single Family Homes	2029					100		-	
	Single Family Homes	2030					100		-	
	Single Family Homes	2031					100		-	
	Single Family Homes	2032					94		-	
			Projected	Actual	Total		Projected	Actual	Total	
	Total Number of Single Family Homes		1,755	486	2,241		1,644	866	2,510	
	Total Number of Multi-Family Homes		350	280	630		-	280	280	
	Total Number of Villa Espada Apartments		240	-	240		-	240	240	
	Total Square Feet of Commercial		287,600	-	287,600		284,100	4,500	288,600	

Villa Espada Apartments Developer: ⁴

The original Developer, 210 Developers, L.L.C. transferred its rights and obligations to Villa Espada MDL, LLC in 2013.
Villa Espada MDL, LLC transferred its rights and obligations to 12910 Clubhouse Boulevard, LLC in 2016.

Mission del Lago Housing Developer: ⁵

Mission Del Lago, Ltd. has transferred its rights and obligations to SouthStar Mission Del Lago Holdings L.P.

Performance and Payment Bonds: ⁶

No Performance and Payment Bonds were available for the finished Units 3 & 4 at the time of this Finance Plan update.
Performance and Payment Bonds were received for the following Units: 5, 6, 7A in the amount of \$996,064.62; 7B in the amount of \$1,911,809.37; 8 in the amount of \$4,333,210.26; 9A in the amount of \$18,871.60; 9B in the amount of \$463,260.80; 9C in the amount of \$193,270.59; 10A in the amounts of \$863,502.05 and \$34,186.60; and 10B in the amount of \$343,120.41.

	Amended Finance Plan - FY 2014	Amended Finance Plan - FY 2019
Assumptions:		
Captured Value	\$370,822,879	\$339,299,694
Growth Factor	0.00%	0.00%
Collection Rate	97.50%	98.00%
Estimated Total Tax Increment Revenues ⁷	\$ 59,468,364	\$ 72,947,991
Estimated TIF Life (Years)	28.13	33.11
	(08/19/99 to 09/30/27)	(08/19/99 to 09/30/32)

¹ Single-Family Homes may include Garden Homes in Fiscal Year (hereafter, "FY") FY 2015 - FY 2032.

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

³ Projected Average Values and Unit Numbers/Square Feet were based on Recent and Future Activity report provided by the Developer on January 3, 2019.

⁴ On September 20, 2013, the City entered into a CH380 Economic Development 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 the Assignment executed on November 20, 2013 and the Assignment executed on June 4, 2016, the project is limited to the incentive amount of \$848,231.83 for Phase I of 240 Units.

⁵ Ordinance No. 2018-01-18-0029 authorized the execution of an Assignment and Assumption Agreement between Mission Del Lago, Ltd., and SouthStar Mission Del Lago Holdings L.P.

⁶ The Development Agreement, Section 5.4, outlines that the Developer shall obtain a payment and performance bond prior to beginning construction on any phase (unit) of the project.

⁷ Southside ISD to receive 35% reimbursement of its 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 #6
Sources and Uses**

Mission del Lago
Finance Plan
February 2019

	Amended Finance Plan - FY 2014	Amended Finance Plan - FY 2019												
Sources of Funds:														
Tax Increment Revenues	\$ 72,647,215.98	\$ 76,628,804.56												
Interest Earned in TIRZ Fund	37,121.43	1,031,913.91												
SISD Reimbursement ¹	(13,178,851.70)	(3,680,813.85)												
Refund to PTE's		(3,500,468.46)												
Developer's Contribution	26,080,658.28	(0.00)												
Total Sources of Funds:	<u>\$ 85,586,143.99</u>	<u>\$ 70,479,436.16</u>												
Uses of Funds														
	Total Infrastructure Improvements	Total Infrastructure Improvements	Tax Year	Approved Actuals										
				2003 - 2005	2006	2007	2008 - 2010	2011	2012	2013	2014	2015	Pending Board Approval	
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Number of Single Family Homes	2,241	2,510		114	52	69	77	70	51	78	67	98	100	90
Number of Multi-Family Homes	630	280		280	-	-	-	-	-	-	-	-	-	-
Number of Villa Espada Apartments	240	240		-	-	-	-	-	-	-	-	-	240	-
Square Feet of Commercial	287,600	288,600		-	-	-	-	-	-	-	-	-	4,500	-
				Units 5, 6, 7A	Units 3 & 4	Unit 7B	Unit 8	Unit 7 and Unit 8	Unit 10A	Unit 9A	Unit 10B	Unit 9B	Unit 9A & 9B	Unit 9C
Streets & Approaches	\$ 18,600,357.13	\$ 20,507,659.50	\$	359,141.52	\$ 666,119.28	\$ 1,460,320.56	\$ 2,852,482.34	\$ -	\$ 1,508,063.61	\$ 389,653.23	\$ 751,605.75	\$ 723,206.38	\$ -	\$ 671,490.83
Sidewalks	436,728.73	172,969.22		8,137.35	31,500.63	17,858.90	23,118.34	-	-	-	-	1,955.00	-	-
Drainage	3,984,505.62	3,541,384.35		111,492.97	38,393.10	92,964.40	615,197.04	-	68,785.74	47,987.58	316,710.81	174,360.28	-	133,194.43
Water	8,968,482.81	8,196,358.56		608,987.33	261,690.66	563,639.09	1,357,419.83	-	164,039.53	109,487.31	283,838.27	206,662.35	-	262,349.19
Sewer	8,539,770.59	6,485,757.33		130,542.74	393,630.05	196,840.38	536,262.35	-	208,113.13	104,842.42	301,496.38	246,180.48	-	1,510,321.00
Utilities	3,846,663.58	2,094,002.37		61,541.79	36,360.15	107,443.93	534,419.12	-	480.00	2,007.61	-	74,877.01	-	111,066.76
Street Lights	567,792.41	1,473,632.46		17,124.00	23,310.00	132,254.26	119,068.80	-	76,259.17	-	82,476.73	130,154.27	43,574.71	79,574.52
On-Site Sewer Outfall	39,327.84	-		-	-	-	-	-	-	-	-	-	-	-
Del Lago Parkway	4,005,087.34	4,506,946.21		13,672.96	1,565.71	175.97	113.47	-	52,623.35	10,695.75	-	-	-	78,099.00
Gas	44,902.52	11,570.68		-	-	-	5,574.68	-	-	-	-	-	-	-
Platting Fees	433,064.10	204,204.05		-	14,164.74	9,529.00	17,037.00	-	9,750.00	11,752.70	-	11,937.61	-	16,751.00
Drainage Fees	496,669.60	338,405.00		35,460.00	-	43,206.00	81,847.00	-	-	-	-	-	-	-
Sewer Impact Fees	219,927.89	3,853,687.45		59,512.00	27,940.00	79,240.00	18,670.00	181,594.00	-	-	430,322.05	363,623.40	67,122.00	601,098.00
Engineering/Surveying Fees	5,787,098.49	3,836,718.57		218,819.09	293,969.46	187,449.92	452,343.00	-	66,707.45	88,099.49	196,235.31	156,472.00	-	225,179.85
Park Improvements	58,991.73	2,084,194.00		-	-	-	-	-	-	-	-	-	-	-
Land & ROW Clearing	266,236.38	51,783.31		-	45,655.97	-	4,277.34	-	-	-	-	600.00	-	-
Contingency	296,105.57	1,883,836.00		-	288,240.00	-	-	-	-	-	-	-	-	-
Project Management	9,469,748.96	1,944,976.94		31,829.72	14,145.19	34,414.35	120,668.71	-	67,022.33	44,279.84	12,557.48	81,711.37	-	43,047.95
Subtotal	<u>\$ 66,061,461.29</u>	<u>\$ 61,188,086.00</u>	\$	1,656,261.47	\$ 2,136,684.94	\$ 2,925,336.76	\$ 6,738,499.02	\$ 181,594.00	\$ 2,221,814.31	\$ 808,805.93	\$ 2,379,187.78	\$ 2,171,740.15	\$ 110,696.71	\$ 2,403,495.93
Additional Uses of TIRZ Revenue														
Offsite Sewer and Water	\$ 1,750,000.00	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping ROW	1,590,848.46	2,130,264.18		1,126.34	-	60,801.63	80,439.63	-	-	5,745.81	732,150.77	-	-	-
Land	196,214.79	32,739.46		-	-	16,436.79	7,000.00	-	495.00	-	4,000.00	4,807.67	-	-
Developer Formation Legal Costs	259,746.17	508,542.53		8,331.17	9,148.27	14,960.58	80,173.66	-	-	2,657.00	52,343.56	244,774.76	-	96,153.53
Subtotal	<u>\$ 3,796,809.42</u>	<u>\$ 2,671,546.17</u>	\$	9,457.51	\$ 9,148.27	\$ 92,199.00	\$ 167,613.29	\$ -	\$ 495.00	\$ 8,402.81	\$ 788,494.33	\$ 249,582.43	\$ -	\$ 96,153.53
Total	<u>\$ 69,858,270.71</u>	<u>\$ 63,859,632.17</u>	\$	1,665,718.98	\$ 2,145,833.21	\$ 3,017,535.76	\$ 6,906,112.31	\$ 181,594.00	\$ 2,222,309.31	\$ 817,208.74	\$ 3,167,682.11	\$ 2,421,322.58	\$ 110,696.71	\$ 2,499,649.46
Special Payment to Developer for Unit 8 Street Repairs		35,000.00												
Grand Total		<u>\$ 63,894,632.17</u>												
Total Infrastructure ²	\$ 69,858,270.71	\$ 59,369,267.00												
Interest Cost @ 4.54% ³	\$ 12,180,218.35	\$ 6,935,353.81												
Total Payments to Mission Del Lago Developer	<u>\$ 82,038,489.06</u>	<u>\$ 66,304,620.81</u>												
Total Payments to Villa Espada Developer ⁴	\$ 1,087,476.70	\$ 848,231.83												
Total Administrative Expenses ⁵	\$ 665,383.52	\$ 1,524,383.52												
Total Debt Services for Unit 8 Street Repairs ⁶	\$ 1,455,288.19	\$ 1,492,800.00												
Less: Additional Transfer		\$ (30,106.52)												
Total Construction Fund Transfer for Unit 8 Street Repairs ⁷	\$ 339,506.52	\$ 339,506.52												
Grand Total	<u>\$ 85,586,143.99</u>	<u>\$ 70,479,436.16</u>												
Adjustment		\$ -												
Project Financing Surplus/(Shortage)	\$ -	\$ -												

¹ Southside ISD to receive 35% reimbursement of its tax increment contributions, with a potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement.

Starting in FY 2018 Southside ISD will pay the net transfer of Tax Increment at 65%. Pending an Amended Agreement, Final Board, and City Council approval.

² Total reimbursement for public improvements may not exceed \$60,228,267; per section 7.3 in the Development Agreement. Pending an Amendment to the total reimbursement amount of \$59,369,267.00.

³ Total reimbursement for interest may not exceed \$15,684,049 per section 7.3 in the Development Agreement. The Amended Final Finance Plan, dated June 29, 2006, states an interest rate of 9.25%

for Tax Year 1999 - Tax Year 2006, and 4.54% for the remainder of the TIRZ. Interest is assumed to be reimbursed after all Developer project reimbursements have been made.

⁴ On September 20, 2013, the City entered into a CH380 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 the Agreement executed on November 20, 2013 and the Assignment executed on June 4, 2016, the project is limited to the incentive amount of \$848,231.83 for Phase I.

⁵ Administrative fees include: startup fees for all taxing entities, \$2,000 annually for Bexar County (amended to extend to Fiscal Year 2032), \$5,000 annually for Alamo Colleges (ending FY 2014) and \$15,000 annually for the City (through FY 2018).

Starting in FY 2019 the City's Admin Fee will be amended to \$30,000; \$50,000 for FY 2020, and \$75,000 for 2021 through 2032. (see page 12)

⁶ 2014 Tax Notes Debt Service for Unit 8 Street Repairs, per the Developer Participation Contract. An additional amount of \$30,106.52 was transferred to the Debt Service in FY 2015 that reduced the

February 2015 Debt Service transfer required from the Mission del Lago TIRZ fund.

⁷ Construction Fund transfer of City's April/May 2013 tax increment, per the Settlement and Release Agreement.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Sources and Uses**

Mission del Lago
Finance Plan
February 2019

Sources of Funds:
Tax Increment Revenues
Interest Earned in TIRZ Fund
SISD Reimbursement ¹
Refund to PTE's
Developer's Contribution

Total Sources of Funds:

Uses of Funds

	Projected																	
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033			
Number of Single Family Homes	150	125	125	114	100	100	100	100	100	100	100	100	100	100	94	-	-	-
Number of Multi-Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Number of Villa Espada Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Square Feet of Commercial	-	-	48,000	53,000	10,600	75,000	7,500	40,000	30,000	20,000	-	-	-	-	-	-	-	-
Streets & Approaches	\$ 1,299,054.00	\$ 1,142,606.00	\$ 825,000.00	\$ 600,352.00	\$ 600,352.00	\$ 600,352.00	\$ 600,352.00	\$ 600,352.00	\$ 685,564.00	\$ 813,381.00	\$ 813,381.00	\$ 813,381.00	\$ 813,381.00	\$ 80,563.00	\$ -	-	-	-
Sidewalks	11,415.00	10,040.00	7,249.00	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	6,024.00	7,147.00	7,147.00	7,147.00	7,147.00	708.00	-	-	-	-
Drainage	221,246.00	194,601.00	140,508.00	102,248.00	102,248.00	102,248.00	102,248.00	102,248.00	116,760.00	138,529.00	138,529.00	138,529.00	138,529.00	13,721.00	-	-	-	-
Water	525,760.00	462,442.00	333,899.00	242,978.00	242,978.00	242,978.00	242,978.00	242,978.00	277,465.00	329,196.00	329,196.00	329,196.00	329,196.00	32,606.00	-	-	-	-
Sewer	328,017.00	288,513.00	208,316.00	151,592.00	151,592.00	151,592.00	151,592.00	151,592.00	173,108.00	205,382.00	205,382.00	205,382.00	205,382.00	20,343.00	-	-	-	-
Utilities	129,201.00	113,641.00	82,053.00	59,710.00	59,710.00	59,710.00	59,710.00	59,710.00	68,185.00	80,897.00	80,897.00	80,897.00	80,897.00	8,013.00	-	-	-	-
Street Lights	97,206.00	85,499.00	61,733.00	44,923.00	44,923.00	44,923.00	44,923.00	44,923.00	51,299.00	60,864.00	60,864.00	60,864.00	60,864.00	6,028.00	-	-	-	-
On-Site Sewer Outfall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Del Lago Parkway	800,000.00	1,775,000.00	1,775,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas	757.00	666.00	481.00	350.00	350.00	350.00	350.00	350.00	399.00	474.00	474.00	474.00	474.00	47.00	-	-	-	-
Platting Fees	12,676.00	11,150.00	8,050.00	5,858.00	5,858.00	5,858.00	5,858.00	5,858.00	6,690.00	7,937.00	7,937.00	7,937.00	7,937.00	786.00	-	-	-	-
Drainage Fees	22,462.00	19,757.00	14,265.00	10,381.00	10,381.00	10,381.00	10,381.00	10,381.00	11,854.00	14,064.00	14,064.00	14,064.00	14,064.00	1,393.00	-	-	-	-
Sewer Impact Fees	255,638.00	224,851.00	162,350.00	118,142.00	118,142.00	118,142.00	118,142.00	118,142.00	134,911.00	160,063.00	160,063.00	160,063.00	160,063.00	15,854.00	-	-	-	-
Engineering/Surveying Fees	189,596.00	166,762.00	120,408.00	87,621.00	87,621.00	87,621.00	87,621.00	87,621.00	100,057.00	118,712.00	118,712.00	118,712.00	118,712.00	11,758.00	-	-	-	-
Park Improvements	260,893.00	229,473.00	165,687.00	120,571.00	120,571.00	120,571.00	120,571.00	120,571.00	137,684.00	163,354.00	163,354.00	163,354.00	163,354.00	16,180.00	-	-	-	-
Land & ROW Clearing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	197,696.00	238,750.00	197,750.00	82,500.00	82,500.00	82,500.00	82,500.00	82,500.00	93,500.00	110,000.00	110,000.00	110,000.00	110,000.00	15,400.00	-	-	-	-
Project Management	95,300.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	-	-	-
Subtotal	\$ 4,446,917.00	\$ 5,063,751.00	\$ 4,202,749.00	\$ 1,732,501.00	\$ 1,732,501.00	\$ 1,732,501.00	\$ 1,732,501.00	\$ 1,732,501.00	\$ 1,963,500.00	\$ 2,310,000.00	\$ 2,310,000.00	\$ 2,310,000.00	\$ 2,310,000.00	\$ 323,400.00	\$ 100,000.00	-	-	-
Additional Uses of TIRZ Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Offsite Sewer and Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping ROW	50,000.00	50,000.00	50,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	-	-	-	-
Land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Formation Legal Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	-	-	-
Total	\$ 4,496,917.00	\$ 5,113,751.00	\$ 4,252,749.00	\$ 1,832,501.00	\$ 1,832,501.00	\$ 1,832,501.00	\$ 1,832,501.00	\$ 1,832,501.00	\$ 2,063,500.00	\$ 2,410,000.00	\$ 2,410,000.00	\$ 2,410,000.00	\$ 2,410,000.00	\$ 423,400.00	\$ 100,000.00	-	-	-

Special Payment to Developer for Unit 8 Street Repairs

Grand Total

Total Infrastructure ²

Interest Cost @ 4.54% ³

Total Payments to Mission Del Lago Developer

Total Payments to Villa Espada Developer ⁴

Total Administrative Expenses ⁵

Total Debt Services for Unit 8 Street Repairs ⁶
Less: Additional Transfer

Total Construction Fund Transfer for Unit 8 Street Repairs ⁷

Grand Total

Adjustment

Project Financing Surplus/(Shortage)

Mission del Lago
Tax Increment Reinvestment Zone #6
Revenues

Mission del Lago
Finance Plan
February 2019

Tax Year	Tax Increment Zone					City of San Antonio												Fiscal Year Ending
	Beginning Assessed Value ¹	New Values ²	Villa Espada New Values	Appraisal Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate Contribution ³	Actual Tax Increment	Projected Tax Increment						
1999	\$ 1,323,410.00	\$ -	\$ -	\$ -	\$ 1,323,410.00	\$ (1,063,647.00)	\$ 259,763.00	\$ -	\$ -	0.579790	\$ -	\$ -	2000					
2000	1,323,410.00	-	-	83,536.00	1,406,946.00	(1,116,422.00)	290,524.00	259,763.00	30,761.00	0.579790	-	-	2001					
2001	1,406,946.00	-	-	41,064.00	1,448,010.00	(759,567.00)	688,443.00	259,763.00	428,680.00	0.578540	-	-	2002					
2002	1,448,010.00	-	-	214,190.00	1,662,200.00	(868,537.00)	793,663.00	259,763.00	533,900.00	0.578540	475.76	-	2003					
2003	1,662,200.00	63,900.00	-	1,168,500.00	2,894,600.00	(858,589.00)	2,036,011.00	259,763.00	1,776,248.00	0.578540	12,284.28	-	2004					
2004	2,894,600.00	5,101,900.00	-	5,400,200.00	13,396,700.00	(1,118,291.00)	12,278,409.00	259,763.00	12,018,646.00	0.578540	69,710.38	-	2005					
2005	13,396,700.00	3,592,130.00	-	2,503,470.00	19,492,300.00	(1,782,340.00)	17,709,960.00	259,763.00	17,450,197.00	0.578540	99,110.82	-	2006					
2006	19,492,300.00	7,725,746.00	-	2,055,746.00	29,273,792.00	(2,798,950.00)	26,474,842.00	259,763.00	26,215,079.00	0.578540	147,543.61	-	2007					
2007	29,273,792.00	9,625,446.00	-	8,878,228.00	47,777,466.00	(6,539,467.99)	41,237,998.01	259,763.00	40,978,235.01	0.572300	234,146.92	-	2008					
2008	47,777,466.00	8,679,265.00	-	1,964,289.00	58,421,020.00	(7,129,278.83)	51,291,741.17	259,763.00	51,031,978.17	0.567140	287,594.02	-	2009					
2009	58,421,020.00	3,542,390.00	-	(3,005,675.00)	58,957,735.00	(7,105,645.80)	51,852,089.20	259,763.00	51,592,326.20	0.565690	288,926.34	-	2010					
2010	58,957,735.00	1,637,590.00	-	(1,257,665.00)	59,337,660.00	(6,272,637.01)	53,065,022.99	259,763.00	52,805,259.99	0.565690	297,785.05	-	2011					
2011	59,337,660.00	4,078,850.00	-	(1,509,555.00)	61,906,955.00	(6,205,591.05)	55,701,363.95	259,763.00	55,441,600.95	0.565690	311,465.22	-	2012					
2012	61,906,955.00	7,280,510.00	-	(4,037,965.00)	65,149,500.00	(2,731,534.00)	62,417,966.00	259,763.00	62,158,203.00	0.565690	348,530.11	-	2013					
2013	65,149,500.00	7,913,430.00	-	11,153,750.00	84,216,680.00	(6,890,941.00)	77,325,739.00	259,763.00	77,065,976.00	0.565690	433,247.49	-	2014					
2014	84,216,680.00	7,809,890.00	-	(173,667.00)	91,852,903.00	(4,053,241.00)	87,799,662.00	259,763.00	87,539,899.00	0.565690	488,925.79	-	2015					
2015	91,852,903.00	9,251,670.00	9,913,230.00	8,787,264.00	119,805,067.00	(5,665,001.00)	114,140,066.00	259,763.00	113,880,303.00	0.558270	628,957.82	-	2016					
2016	119,805,067.00	14,332,930.00	12,770,540.00	13,260,138.00	160,168,675.00	(8,075,144.00)	152,093,531.00	259,763.00	151,833,768.00	0.558270	840,499.95	-	2017					
2017	160,168,675.00	14,389,640.00	-	11,513,718.00	186,072,033.00	(10,467,355.00)	175,604,678.00	259,763.00	175,344,915.00	0.558270	877,122.23	-	2018					
2018	186,072,033.00	14,385,130.00	-	-	200,457,163.00	(11,285,738.00)	189,171,425.00	259,763.00	188,911,662.00	0.558270	-	1,033,544.39	2019					
2019	200,457,163.00	28,200,000.00	-	-	228,657,163.00	(12,873,398.00)	215,783,765.00	259,763.00	215,524,002.00	0.558270	-	1,179,141.73	2020					
2020	228,657,163.00	24,000,000.00	-	-	252,657,163.00	(14,224,598.00)	238,432,565.00	259,763.00	238,172,802.00	0.558270	-	1,303,054.36	2021					
2021	252,657,163.00	29,300,000.00	-	-	281,957,163.00	(15,874,188.00)	266,082,975.00	259,763.00	265,823,212.00	0.558270	-	1,454,331.02	2022					
2022	281,957,163.00	28,100,000.00	-	-	310,057,163.00	(17,456,218.00)	292,600,945.00	259,763.00	292,341,182.00	0.558270	-	1,599,412.05	2023					
2023	310,057,163.00	21,460,000.00	-	-	331,517,163.00	(18,664,416.00)	312,852,747.00	259,763.00	312,592,984.00	0.558270	-	1,710,210.59	2024					
2024	331,517,163.00	28,300,000.00	-	-	359,817,163.00	(20,257,706.00)	339,559,457.00	259,763.00	339,299,694.00	0.558270	-	1,856,324.23	2025					
2025	359,817,163.00	21,950,000.00	-	-	381,767,163.00	(21,493,491.00)	360,273,672.00	259,763.00	360,013,909.00	0.558270	-	1,969,652.66	2026					
2026	381,767,163.00	25,600,000.00	-	-	407,367,163.00	(22,934,771.00)	384,432,392.00	259,763.00	384,172,629.00	0.558270	-	2,101,826.13	2027					
2027	407,367,163.00	25,000,000.00	-	-	432,367,163.00	(24,342,271.00)	408,024,892.00	259,763.00	407,765,129.00	0.418703	-	1,638,990.05	2028					
2028													2029					
2029													2030					
2030													2031					
2031													2032					
	\$ 351,320,417.00	\$ 22,683,770.00									\$ 5,366,325.79	\$ 15,846,487.21						
Existing Annual Value Growth Factors					0.00%	Participation Level *		Tax Year 1999-2026	100%		Tax Year 2027-2031	75%						
Thereafter					0.00%	Tax Rate Growth Factor						0.00%						
Combined Compound Growth Rate					0.00%	Tax Rate Collection Factor						98.00%						

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 2018 are based on Bexar County Appraisal District. Projected New Values from Tax Year 2019 through Tax Year 2027 are calculated based on Future Buildout schedule provided by the Developer on September 12, 2018.

³ Starting in Fiscal Year 2028 the City's participation will change to 75%.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Revenues**

Mission del Lago
Finance Plan
February 2019

	Bexar County ⁴								University Health System ⁵								
Tax	Tax	Year-End	Base	Captured	Tax Rate	Actual Tax	Projected Tax		Tax	Year-End	Base	Captured	Tax Rate	Actual Tax	Projected Tax		
Year	Exemptions	Taxable Value	Taxable Value	Taxable Value	Contribution	Increment	Increment		Exemptions	Taxable Value	Taxable Value	Taxable Value	Contribution	Increment ⁶	Increment	Ending	
1999	\$ (1,063,647.00)	\$ 259,763.00	\$ -	\$ -	0.284015	\$ -	\$ -		\$ (1,063,647.00)	\$ 259,763.00	\$ -	\$ -	0.182902	\$ -	\$ -	2000	
2000	(1,116,422.00)	290,524.00	259,763.00	30,761.00	0.289220	-	-		(1,116,422.00)	290,524.00	259,763.00	30,761.00	0.182902	-	-	2001	
2001	(759,567.00)	688,443.00	259,763.00	428,680.00	0.272364	-	-		(759,567.00)	688,443.00	259,763.00	428,680.00	0.182902	-	-	2002	
2002	(868,537.00)	793,663.00	259,763.00	533,900.00	0.273812	-	-		(868,537.00)	793,663.00	259,763.00	533,900.00	0.182902	-	-	2003	
2003	(858,589.00)	2,036,011.00	259,763.00	1,776,248.00	0.279634	-	-		(858,589.00)	2,036,011.00	259,763.00	1,776,248.00	0.182902	-	-	2004	
2004	(1,073,291.00)	12,323,409.00	259,763.00	12,063,646.00	0.281519	-	-		(923,291.00)	12,473,409.00	259,763.00	12,213,646.00	0.182902	-	-	2005	
2005	(1,654,840.00)	17,837,460.00	259,763.00	17,577,697.00	0.287407	-	-		(1,249,840.00)	18,242,460.00	259,763.00	17,982,697.00	0.182902	-	-	2006	
2006	(2,686,450.00)	26,587,342.00	259,763.00	26,327,579.00	0.286301	168,789.28	-		(2,353,450.00)	26,920,342.00	259,763.00	26,660,579.00	0.182902	110,086.66	-	2007	
2007	(6,365,343.73)	41,412,122.27	259,763.00	41,152,359.27	0.265594	108,772.79	-		(5,854,657.00)	41,922,809.00	259,763.00	41,663,046.00	0.178056	73,716.90	-	2008	
2008	(6,914,060.89)	51,506,959.11	259,763.00	51,247,196.11	0.250920	32,537.71	-		(6,251,158.00)	52,169,862.00	259,763.00	51,910,099.00	0.195767	100,843.38	-	2009	
2009	(6,825,275.77)	52,132,459.23	259,763.00	51,872,696.23	0.250920	218,783.35	-		(6,007,858.00)	52,949,877.00	259,763.00	52,690,114.00	0.199676	104,091.27	-	2010	
2010	(5,978,898.72)	53,358,761.28	259,763.00	53,098,998.28	0.250920	132,798.95	-		(5,169,020.00)	54,168,640.00	259,763.00	53,908,877.00	0.207176	107,391.66	-	2011	
2011	(5,916,313.95)	55,990,641.05	259,763.00	55,730,878.05	0.250920	138,596.78	-		(4,998,095.00)	56,908,860.00	259,763.00	56,649,097.00	0.207176	116,217.98	-	2012	
2012	(2,273,961.00)	62,875,539.00	259,763.00	62,615,776.00	0.250920	154,994.30	-		(1,131,324.00)	64,018,176.00	259,763.00	63,758,413.00	0.207176	130,152.55	-	2013	
2013	(6,538,441.00)	77,678,239.00	259,763.00	77,418,476.00	0.250920	193,406.60	-		(5,423,441.00)	78,793,239.00	259,763.00	78,533,476.00	0.207176	162,089.23	-	2014	
2014	(3,708,248.00)	88,144,655.00	259,763.00	87,884,892.00	0.244737	212,483.15	-		(2,596,604.00)	89,256,299.00	259,763.00	88,996,536.00	0.207176	182,164.04	-	2015	
2015	(5,225,521.00)	114,579,546.00	259,763.00	114,319,783.00	0.239991	274,056.80	-		(3,881,016.00)	115,924,051.00	259,763.00	115,664,288.00	0.207176	239,659.26	-	2016	
2016	(7,110,050.00)	153,058,625.00	259,763.00	152,798,862.00	0.236000	358,480.83	-		(5,721,976.00)	154,446,699.00	259,763.00	154,186,936.00	0.207176	316,628.16	-	2017	
2017	(9,869,575.00)	176,202,458.00	259,763.00	175,942,695.00	0.236250	373,326.46	-		(7,958,181.00)	178,113,852.00	259,763.00	177,854,089.00	0.207176	331,027.17	-	2018	
2018	(10,624,230.00)	189,832,933.00	259,763.00	189,573,170.00	0.236250	-	438,909.28		(8,178,652.00)	192,278,511.00	259,763.00	192,018,748.00	0.207176	-	389,860.90	2019	
2019	(12,118,830.00)	216,538,333.00	259,763.00	216,278,570.00	0.236250	-	500,738.96		(9,329,212.00)	219,327,951.00	259,763.00	219,068,188.00	0.207176	-	444,780.11	2020	
2020	(13,390,830.00)	239,266,333.00	259,763.00	239,006,570.00	0.236250	-	553,359.96		(10,308,412.00)	242,348,751.00	259,763.00	242,088,988.00	0.207176	-	491,519.87	2021	
2021	(14,943,730.00)	267,013,433.00	259,763.00	266,753,670.00	0.236250	-	617,601.43		(11,503,852.00)	270,453,311.00	259,763.00	270,193,548.00	0.207176	-	548,581.32	2022	
2022	(16,433,030.00)	293,624,133.00	259,763.00	293,364,370.00	0.236250	-	679,211.86		(12,650,332.00)	297,406,831.00	259,763.00	297,147,068.00	0.207176	-	603,305.79	2023	
2023	(17,570,410.00)	313,946,753.00	259,763.00	313,686,990.00	0.236250	-	726,263.80		(13,525,900.00)	317,991,263.00	259,763.00	317,731,500.00	0.207176	-	645,098.92	2024	
2024	(19,070,310.00)	340,746,853.00	259,763.00	340,487,090.00	0.236250	-	788,312.74		(14,680,540.00)	345,136,623.00	259,763.00	344,876,860.00	0.207176	-	700,212.89	2025	
2025	(20,233,660.00)	361,533,503.00	259,763.00	361,273,740.00	0.177188	-	627,329.27									2026	
2026	(21,590,460.00)	385,776,703.00	259,763.00	385,516,940.00	0.177188	-	669,426.07									2027	
2027	(22,915,460.00)	409,451,703.00	259,763.00	409,191,940.00	0.177188	-	710,536.23									2028	
2028																2029	
2029																2030	
2030																2031	
2031																2032	
						\$ 2,367,027.00	\$ 6,311,689.60							\$ 1,974,068.26	\$ 3,823,359.80		
Participation Level		Tax Year 1999-2024		100%		Tax Year 2025-2031		75%	Participation Level							75%	
Tax Rate Growth Factor								0.00%	Tax Rate Growth Factor							0.00%	
Tax Rate Collection Factor								98.00%	Tax Rate Collection Factor							98.00%	

⁴ Bexar County is participating at 100% of its Operation and Maintenance portion of its tax rate. Starting in Fiscal Year 2026 Bexar County's participation will change to 75%.

⁵ University Health System's (UHS) participating level is at 75% of its tax rate and ends on September 30, 2025.

⁶ In Fiscal Year 2015 University Health System tax increment had a duplicated Accounts Receivable of \$10,665.15 (Tax Year 2014) in SAP. Fiscal Year 2016 the UHS duplicated amount was reversed.

University Health System's Tax Year 2016 Tax Increment of \$316,628.16 consisted of \$316,627.16 in cash and \$1.00 in Accounts Receivable.

In FY 2018 received Tax Increment from UHS in the amount of \$381,028.17; \$1.00 for the Tax Year 2017 Accounts Receivable and \$381,027.17 for UHS Tax Year 2017 Tax Increment of \$381,028.17.

The \$1.00 short-pay for Tax Year 2017 Tax Increment was waived in SAP. Subject to change.

Mission del Lago
Tax Increment Reinvestment Zone #6
Revenues

Mission del Lago
Finance Plan
February 2019

Tax Year	Southside ISD ⁷								Alamo Colleges ⁸								Total Tax Increment	Fiscal Year Ending
	Tax	Year-End	Base	Captured	Tax Rate	Actual Tax	Projected Tax	Tax	Year-End	Base	Captured	Tax Rate	Actual Tax					
	Exemptions	Taxable Value	Taxable Value	Taxable Value	Contribution	Increment	Increment	Exemptions	Taxable Value	Taxable Value	Taxable Value	Contribution	Increment					
1999	\$ (1,063,647.00)	\$ 259,763.00	\$ -	\$ -	1.580000	\$ -	\$ -	\$ (1,063,647.00)	\$ 259,763.00	\$ -	\$ -	0.052981	\$ -	\$ -	-	2000		
2000	(1,116,422.00)	290,524.00	259,763.00	30,761.00	1.580000	-	-	(1,116,422.00)	290,524.00	259,763.00	30,761.00	0.053450	-	-	-	2001		
2001	(759,567.00)	688,443.00	259,763.00	428,680.00	1.580000	-	-	(759,567.00)	688,443.00	259,763.00	428,680.00	0.052300	-	-	-	2002		
2002	(868,537.00)	793,663.00	259,763.00	533,900.00	1.580000	-	-	(868,537.00)	793,663.00	259,763.00	533,900.00	0.053550	-	-	475.76	2003		
2003	(858,589.00)	2,036,011.00	259,763.00	1,776,248.00	1.580000	-	-	(858,589.00)	2,036,011.00	259,763.00	1,776,248.00	0.053525	-	-	12,284.28	2004		
2004	(1,370,476.00)	12,026,224.00	259,763.00	11,766,461.00	1.580000	-	-	(1,013,291.00)	12,383,409.00	259,763.00	12,123,646.00	0.053525	-	-	69,710.38	2005		
2005	(2,026,352.00)	17,465,948.00	259,763.00	17,206,185.00	1.580000	-	-	(1,494,840.00)	17,997,460.00	259,763.00	17,737,697.00	0.053525	-	-	99,110.82	2006		
2006	(3,467,039.88)	25,806,752.12	259,763.00	25,546,989.12	1.580000	881,016.46	-	(2,661,661.69)	26,612,130.31	259,763.00	26,352,367.31	0.068525	49,939.14	1,357,375.15	2007	2007		
2007	(7,611,949.85)	40,165,516.15	259,763.00	39,905,753.15	1.360000	535,073.56	-	(6,281,530.05)	41,495,935.95	259,763.00	41,236,172.95	0.067275	27,598.35	979,308.52	2008	2008		
2008	(8,958,580.35)	49,462,439.65	259,763.00	49,202,676.65	1.365600	669,493.80	-	(6,814,312.64)	51,606,707.36	259,763.00	51,346,944.36	0.067928	18,288.43	1,108,757.34	2009	2009		
2009	(9,211,915.90)	49,745,819.10	259,763.00	49,486,056.10	1.368900	671,719.65	-	(6,639,444.83)	52,318,290.17	259,763.00	52,058,527.17	0.067928	35,041.64	1,318,562.25	2010	2010		
2010	(8,462,332.36)	50,875,327.64	259,763.00	50,615,564.64	1.368900	690,796.81	-	(5,792,265.89)	53,545,394.11	259,763.00	53,285,631.11	0.070812	37,612.49	1,266,384.96	2011	2011		
2011	(8,567,833.25)	53,339,121.75	259,763.00	53,079,358.75	1.368900	721,170.41	-	(5,596,608.82)	56,310,346.18	259,763.00	56,050,583.18	0.070812	39,263.14	1,326,713.53	2012	2012		
2012	(4,750,257.00)	60,399,243.00	259,763.00	60,139,480.00	1.368900	809,827.71	-	(1,890,114.00)	63,259,386.00	259,763.00	62,999,623.00	0.074575	26,528.72	1,470,033.39	2013	2013		
2013	(9,445,941.00)	74,770,739.00	259,763.00	74,510,976.00	1.368900	1,010,676.68	-	(6,098,441.00)	78,118,239.00	259,763.00	77,858,476.00	0.074575	57,436.24	1,856,856.24	2014	2014		
2014	(7,366,132.00)	84,486,771.00	259,763.00	84,227,008.00	1.368900	1,134,882.14	-	-	-	-	-	-	20.41	2,018,475.53	2015	2015		
2015	(12,435,627.00)	107,369,440.00	259,763.00	107,109,677.00	1.368900	1,450,773.05	-	-	-	-	-	-	-	2,593,446.93	2016	2016		
2016	(15,818,588.00)	144,350,087.00	259,763.00	144,090,324.00	1.512600	1,941,180.77	-	-	-	-	-	-	-	3,456,789.71	2017	2017		
2017	(20,058,927.00)	166,013,106.00	259,763.00	165,753,343.00	1.027000	1,524,366.51	-	-	-	-	-	-	-	3,105,842.37	2018	2018		
2018	(21,027,956.00)	179,429,207.00	259,763.00	179,169,444.00	1.024335	-	1,798,589.42	-	-	-	-	-	-	3,660,903.99	2019	2019		
2019	(23,986,136.00)	204,671,027.00	259,763.00	204,411,264.00	1.024335	-	2,051,979.00	-	-	-	-	-	-	4,176,639.80	2020	2020		
2020	(26,503,736.00)	226,153,427.00	259,763.00	225,893,664.00	1.024335	-	2,267,629.71	-	-	-	-	-	-	4,615,563.90	2021	2021		
2021	(29,577,306.00)	252,379,857.00	259,763.00	252,120,094.00	1.024335	-	2,530,903.28	-	-	-	-	-	-	5,151,417.05	2022	2022		
2022	(32,524,996.00)	277,532,167.00	259,763.00	277,272,404.00	1.024335	-	2,783,394.31	-	-	-	-	-	-	5,665,324.01	2023	2023		
2023	(34,776,150.00)	296,741,013.00	259,763.00	296,481,250.00	1.024335	-	2,976,221.99	-	-	-	-	-	-	6,057,795.30	2024	2024		
2024	(37,744,820.00)	322,072,343.00	259,763.00	321,812,580.00	1.024335	-	3,230,510.11	-	-	-	-	-	-	6,575,359.97	2025	2025		
2025	(40,047,375.00)	341,719,788.00	259,763.00	341,460,025.00	1.024335	-	3,427,740.66	-	-	-	-	-	-	6,024,722.59	2026	2026		
2026	(42,732,815.00)	364,634,348.00	259,763.00	364,374,585.00	1.024335	-	3,657,768.08	-	-	-	-	-	-	6,429,020.28	2027	2027		
2027	(45,355,315.00)	387,011,848.00	259,763.00	386,752,085.00	1.024335	-	3,882,404.23	-	-	-	-	-	-	6,231,930.51	2028	2028		
2028																2029	2029	
2029																2030	2030	
2030																2031	2031	
2031																2032	2032	
							\$ 12,040,977.55	\$ 28,607,140.79								\$ 291,728.56		
Participation Level ⁷							Tax Year 1999-2016	100%	Participation Level							50%		
Tax Rate Growth Factor							Tax Year 2017-2031	65%	Tax Rate Growth Factor							0.00%		
Tax Rate Collection Factor								98.00%	Tax Rate Collection Factor							98.00%		

⁷ Southside ISD to receive 35% reimbursement of its tax increment contributions, with potential increase to 50% after all other planned expenses are paid, per the Interlocal Agreement. Southside ISD is participating at 100% up to \$1.58.

Starting in Fiscal Year 2018 Southside ISD will pay the net transfer of Tax Increment at 65%. Pending an Amended Agreement, Final Board, and City Council approval.

⁸ Alamo Colleges participating level was at 50% of its tax rate and for a 15 year period (Fiscal Year 2000 - Fiscal Year 2014) and withheld \$5,000 per year for Administrative Expenses for years 2 - 15.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Reimbursements**

Mission del Lago
Finance Plan
February 2019

	Actual		Projected		Cumulative		Actual		Projected		Actual		Projected		Actual		Actual		Projected		Actual					
Tax	Tax Increment				Tax Increment		TIRZ Fund		Interest Earned				Construction Fund				Administrative				Accounting					
Year	Revenues				Revenues		Interest Rate		in TIRZ Fund				Tax Notes ¹				Transfer ²				Expenses ³				Adjustments 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		-		-		-		(101,725.54)		-		-		-			
2006		1,357,375.15		-		1,538,956.39	5.1832%		5,962.64		-		-		-		(143,657.98)		-		-		-			
2007		979,308.52		-		2,518,264.91	3.3481%		3,789.29		-		-		-		(31,000.00)		-		-		-			
2008		1,108,757.34		-		3,627,022.25	1.4135%		2,048.50		-		-		-		(15,000.00)		-		-		-			
2009		1,318,562.25		-		4,945,584.50	0.3922%		606.40		-		-		-		(2,000.00)		-		-		-			
2010		1,266,384.96		-		6,211,969.46	0.2696%		537.50		-		-		-		(34,000.00)		-		-		-			
2011		1,326,713.53		-		7,538,682.99	0.2086%		1,371.52		-		-		-		(15,000.00)		-		-		-			
2012		1,470,033.39		-		9,008,716.38	0.1838%		9,067.20		-		-		-		(81,533.67)		-		-		-			
2013		1,856,856.24		-		10,865,572.62	0.1558%		7,394.04		-		-		(339,506.52)		(24,466.33)		-		-		-			
2014		2,018,475.53		-		12,884,048.15	0.1532%		1,264.09		-		(375,993.48)		-		(17,000.00)		-		-		-			
2015		2,593,446.93		-		15,477,495.08	0.4982%		1,709.81		-		(213,540.00)		-		(17,000.00)		-		-		-			
2016		3,456,789.71		-		18,934,284.79	0.8385%		3,705.06		-		(215,030.00)		-		(17,000.00)		-		-		(0.15)			
2017		3,105,842.37		-		22,040,127.16	1.7620%		10,534.31		-		(216,430.00)		-		(17,000.00)		-		-		0.15			
2018		-		3,660,903.99		25,701,031.15	2.6250%		2,136.58		4,019.26				(217,740.00)		-		-		(32,000.00)		-			
2019		-		4,176,639.80		29,877,670.95	3.4375%		-		-		-		(223,960.00)		-		-		(52,000.00)		-			
2020		-		4,615,563.90		34,493,234.85	3.5000%		-		-		-		-		-		-		(77,000.00)		-			
2021		-		5,151,417.05		39,644,651.90	3.5000%		-		-		-		-		-		-		(77,000.00)		-			
2022		-		5,665,324.01		45,309,975.91	3.5000%		-		-		-		-		-		-		(77,000.00)		-			
2023		-		6,057,795.30		51,367,771.21	3.5000%		-		-		-		-		-		-		(77,000.00)		-			
2024		-		6,575,359.97		57,943,131.18	3.5000%		-		-		-		-		-		-		(77,000.00)		-			
2025		-		6,024,722.59		63,967,853.77	3.5000%		-		-		-		-		-		-		(77,000.00)		-			
2026		-		6,429,020.28		70,396,874.05	3.5000%		-		4,154.33		-		-		-		-		(77,000.00)		-			
2027		-		6,231,930.51		76,628,804.56	3.5000%		-		160,775.69		-		-		-		-		(77,000.00)		-			
2028		-		-		76,628,804.56	3.5000%		-		307,680.48		-		-		-		-		(77,000.00)		-			
2029		-		-		76,628,804.56	3.5000%		-		229,159.06		-		-		-		-		(77,000.00)		-			
2030		-		-		76,628,804.56	3.5000%		-		147,889.39		-		-		-		-		(77,000.00)		-			
2031		-		-		76,628,804.56	3.5000%		-		120,977.19		-		-		-		-		(77,000.00)		-			
	\$	22,040,127.16	\$	54,588,677.40				\$	57,258.51	\$	974,655.40	\$	(1,020,993.48)	\$	(441,700.00)	\$	(339,506.52)	\$	(516,383.52)	\$	(1,008,000.00)	\$	-			

¹ 2014 Tax Notes Debt Service for the Unit 8 Street Repairs, per the Developer Participation Contract. An additional amount of \$30,106.52 was transferred to the Debt Service that

February 2015 Debt Service transfer required from the Mission del Lago TIRZ Fund. Fiscal Year 2015 total transfers include the February 2016 Debt Service due to the timing of TIRZ revenue, the same method will be applied to the following years.

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 the City of San Antonio.

³ Administrative fees include: startup fees for all taxing entities, \$2,000 annually for Bexar County (amended to extend to Fiscal Year 2032), \$5,000 annually for Alamo Colleges (ending Fiscal Year 2014) and \$15,000 annually for the City (through Fiscal Year 2018).

Starting in Fiscal Year 2019 the City's Admin Fee will increase to \$30,000; \$50,000 for Fiscal Year 2020, and \$75,000 for Fiscal Year 2021 through Fiscal Year 2032.

⁴ University Health System has an Allowance for Account Receivable of \$0.15 that was posted in Fiscal Year 2017 for University Health System \$1.00 Accounts Receivable, which was received in Fiscal Year 2018.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Reimbursements**

Mission del Lago
Finance Plan
February 2019

	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Fiscal Year	Fiscal Year	
Tax	Reimbursements		Villa Espada Apartments		MDL Developer		MDL Developer		Special		Refund to		Cash Flow	Fund	Fiscal
Year	to Southside ISD ⁵		Payments ⁶		Project Reimbursement		Interest Expenses Reimbursement		Payment ⁷		PTE's		Balance	Balance ⁸	Year
1999	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	2000
2000		-		-		-		-		-		-		-	2001
2001		-		-		-		-		-		-		-	2002
2002		-		-		-		-		-		-	475.89	475.89	2003
2003		-		-		-		-		-		-	12,354.31	12,830.20	2004
2004		-		-		-		-		-		-	70,967.46	83,797.66	2005
2005		-		-		-		-		-		-	3,189.61	86,987.27	2006
2006		(298,539.91)		-		(811,132.73)		-		-		-	110,007.17	196,994.44	2007
2007		(179,943.15)		-		(744,515.90)		-		-		-	27,638.76	224,633.20	2008
2008		(241,655.42)		-		(1,066,386.08)		-		-		-	(212,235.66)	12,397.54	2009
2009		(235,101.88)		-		(1,068,564.95)		-		-		-	13,501.82	25,899.36	2010
2010		(230,334.45)		-		(967,547.37)		-		-		-	35,040.64	60,940.00	2011
2011		(259,297.56)		-		-		-		-		-	1,053,787.49	1,114,727.49	2012
2012		-		-		-		-		-		-	1,397,566.92	2,512,294.41	2013
2013		(638,334.88)		-		(3,095,385.15)		-		-		-	(2,233,442.60)	278,851.81	2014
2014		(400,741.01)		-		(1,419,656.23)		-		-	(35,000.00)	-	(228,651.10)	50,200.71	2015
2015		(517,452.32)		(61,969.77)		(1,833,762.20)		-		-		-	(48,567.55)	1,633.16	2016
2016		(565,961.42)		(139,714.40)		(1,838,580.29)		-		-		-	684,208.51	685,841.67	2017
2017		(113,451.85)		-		(3,271,599.07)		-		-		-	(502,104.09)	183,737.58	2018
2018		-		-	(252,144.90)	(173,933.84)	(3,174,978.67)	-		-		-	(183,737.58)	-	2019
2019		-		-	(98,600.69)	-	(3,802,079.11)	-		-		-	-	-	2020
2020		-		-	(98,600.69)	-	(4,439,963.21)	-		-		-	-	-	2021
2021		-		-	(98,600.69)	-	(4,975,816.36)	-		-		-	-	-	2022
2022		-		-	(98,600.69)	-	(5,489,723.32)	-		-		-	-	-	2023
2023		-		-	-	-	(5,980,795.30)	-		-		-	-	-	2024
2024		-		-	-	-	(3,813,310.39)	-	(2,685,049.58)	-		-	-	-	2025
2025		-		-	-	-	(1,832,501.00)	-	(3,996,526.48)	-		-	118,695.11	118,695.11	2026
2026		-		-	-	-	(1,832,501.00)	-	(48,777.66)	-		-	4,474,895.95	4,593,591.06	2027
2027		-		-	-	-	(2,063,500.00)	-	(54,926.41)	-		-	4,197,279.79	8,790,870.85	2028
2028		-		-	-	-	(2,410,000.00)	-	(64,149.58)	-		-	(2,243,469.10)	6,547,401.75	2029
2029		-		-	-	-	(2,410,000.00)	-	(64,149.58)	-		-	(2,321,990.52)	4,225,411.23	2030
2030		-		-	-	-	(818,034.83)	-	(21,774.52)	-		-	(768,919.96)	3,456,491.27	2031
2031		-		-	-	-	-	-	-	-	(3,500,468.46)	(3,456,491.27)	-	-	2032
	\$	(3,680,813.85)	\$	-	\$	(201,684.17)	\$	(646,547.66)	\$	(16,291,063.81)	\$	(43,043,203.19)	\$	-	

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

Starting in Fiscal Year 2018 Southside ISD will pay the net of Tax Increment at 65%. Pending an Amended Agreement, Final Board, and City Council approval.

⁶ On September 20, 2013, the City entered into a CH380 Agreement with 210 Developers, L.L.C. for the Villa Espada Apartments in an amount not to exceed

\$1,087,476.70 tax abatement per Article IV B. Per the Assignment executed on November 20, 2013 and the Assignment executed on June 4, 2016,

the project is limited to the incentive amount of \$848,231.83 for Phase I.

⁷ Special Payment of \$35,000 for Street Reconstruction Project Cost ratified by TIRZ Board Resolution on May 19, 2015.

⁸ Fiscal Year 2012 Fund Balance in SAP was \$1,054,727.49 due to an Accounts Payable of \$60,000.00; which was reversed in Fiscal Year 2013.

Fiscal Year 2015 Fund Balance in SAP was \$22,077.49 due to a duplicated Accounts Receivable of \$10,665.15 and an Accounts Payable of \$38,788.38 both were reversed in Fiscal Year 2016.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Participation**

Mission del Lago
Finance Plan
February 2019

Taxing Entity	Tax Rate Contribution	Level of Participation	Tax Rate Based on Participation	% of Combined Project	Tax Increment Revenues ¹	TIF Expenses ^{2,3}
City of San Antonio ⁴	\$ 0.558270	100%	\$ 0.56569	27.69%	\$ 21,212,813.00	\$ 19,363,563.60
Bexar County ⁵	0.236250	100%	0.23625	11.33%	8,678,716.60	\$ 7,922,140.30
University Health System	0.276235	75%	0.20718	7.57%	5,797,428.06	\$ 5,797,428.06
Southside ISD ⁶	1.575900	65%	1.02434	53.05%	40,648,118.34	\$ 37,104,575.64
Alamo Colleges	0.149150	50%	0.07458	0.38%	291,728.56	\$ 291,728.56
Total	\$ 2.795805		\$ 2.10803	100.02%	\$ 76,628,804.56	\$ 70,479,436.16

¹ TIRZ Revenues include actual and projected revenue amount collected by each taxing entity through the term of the Zone; reimbursement to Southside ISD is not netted out of the Southside ISD tax increment from Tax Year 1999 to Tax Year 2016. Starting in Fiscal Year 2018 Southside ISD will pay the net of Tax Increment at 65%. Pending an Amended Agreement, Final Board, and City Council approval.

² TIF Expenses exclude the reimbursements to Southside ISD for Tax Year 1999 to Tax Year 2016 and the estimated refund to PTE's when the TIRZ expires.

³ Total reimbursement for public improvements may not exceed \$59,369,267.00 for reimbursements and \$15,684,049.00 for interest per section 7.3 in the Development Agreement.

⁴ Starting Fiscal Year 2028 the City's participation will change to 75%.

⁵ Bexar County's participation level is 100% of Operation and Maintenance portion of its tax rate. Starting in Fiscal Year 2026 Bexar County's participation will change to 75%.

⁶ Southside ISD is participating at 65% of the tax rate up to \$1.58.

**Mission del Lago
Tax Increment Reinvestment Zone #6
Collections**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution	Tax Increment Revenues Collected	Remaining / (Refund) ⁴
City of San Antonio ^{1,2}	September 30, 2032	\$ 21,212,813.00	\$ 5,366,325.79	\$ 15,846,487.21
Bexar County ^{1,2}	September 30, 2032	10,539,188.00	2,367,027.00	8,172,161.00
University Health System ²	September 30, 2025	6,706,771.00	1,974,068.26	4,732,702.74
Southside ISD ^{1,2,3}	September 30, 2032	74,018,165.00	12,040,977.55	61,977,187.45
Alamo Colleges ²	September 30, 2014	365,066.00	291,728.56	-
Total		\$ 112,842,003.00	\$ 22,040,127.16	\$ 90,728,538.40

¹ Per Ordinance 2019-__-__, the life of the TIRZ has been extended to 33.11 years, with a termination date of September 30, 2032.

² Maximum Dollar Contribution is based on the respective taxing entities Interlocal Agreements.

³ Southside ISD to receive 35% reimbursement of its tax increment contributions, with potential increase to 50% after all other plan expenses are paid, per the Interlocal Agreement. Starting in Fiscal Year 2018 Southside ISD will pay the net of Tax Increment at 65%. Pending an Amended Agreement, Final Board, and City Council approval.

⁴ Does not include the refund to the Participating Taxing Entities (PTE) after the TIRZ expires.

Mission del Lago
Tax Increment Reinvestment Zone #6
New Values ¹

Mission del Lago
Finance Plan
February 2019

Tax Year	Single Family Homes		Commercial		Villa Espada		Total	Fiscal Year
	Actuals	Projected	Actuals	Projected	Actuals	Projected		
2003	\$ 63,900.00						\$ 63,900.00	2004
2004	5,101,900.00						\$ 5,101,900.00	2005
2005	3,592,130.00						\$ 3,592,130.00	2006
2006	7,725,746.00						\$ 7,725,746.00	2007
2007	9,625,446.00						\$ 9,625,446.00	2008
2008	8,679,265.00						\$ 8,679,265.00	2009
2009	3,542,390.00						\$ 3,542,390.00	2010
2010	1,637,590.00						\$ 1,637,590.00	2011
2011	4,078,850.00						\$ 4,078,850.00	2012
2012	7,280,510.00						\$ 7,280,510.00	2013
2013	7,913,430.00						\$ 7,913,430.00	2014
2014	7,809,890.00						\$ 7,809,890.00	2015
2015	9,251,670.00				9,913,230.00		\$ 19,164,900.00	2016
2016	14,332,930.00				12,770,540.00		\$ 27,103,470.00	2017
2017	14,279,410.00		110,230.00		-		\$ 14,389,640.00	2018
2018	14,385,130.00						\$ 14,385,130.00	2019
2019		28,200,000.00					\$ 28,200,000.00	2020
2020		24,000,000.00					\$ 24,000,000.00	2021
2021		24,500,000.00		4,800,000.00			\$ 29,300,000.00	2022
2022		22,800,000.00		5,300,000.00			\$ 28,100,000.00	2023
2023		20,400,000.00		1,060,000.00			\$ 21,460,000.00	2024
2024		20,800,000.00		7,500,000.00			\$ 28,300,000.00	2025
2025		21,200,000.00		750,000.00			\$ 21,950,000.00	2026
2026		21,600,000.00		4,000,000.00			\$ 25,600,000.00	2027
2027		22,000,000.00		3,000,000.00			\$ 25,000,000.00	2028
2028		22,400,000.00		2,000,000.00			\$ 24,400,000.00	2029
2029		22,800,000.00					\$ 22,800,000.00	2030
2030		23,300,000.00					\$ 23,300,000.00	2031
2031		23,800,000.00					\$ 23,800,000.00	2032
2032		22,842,000.00					\$ 22,842,000.00	2033
	\$ 119,300,187.00	\$ 320,642,000.00	\$ 110,230.00	\$ 28,410,000.00	\$ 22,683,770.00	\$ -	\$ 491,146,187.00	

¹ Tax Year 2003 - Tax Year 2018 new values as noted by Bexar County Appraisal District.

Mission del Lago
Tax Increment Reinvestment Zone #6
Principal and Interest Requirements
Tax Notes, Series 2014¹

Mission del Lago
Finance Plan
February 2019

Date	Principal	Interest Rate	Yield	Interest	Semiannual Debt Service	Fiscal Year Debt Service
2/1/2014						
8/1/2014						
2/1/2015	180,000	1.800%	1.800%	14,140.00	194,140.00	
8/1/2015				10,980.00	10,980.00	205,120.00
2/1/2016	190,000	1.800%	1.800%	10,980.00	200,980.00	
8/1/2016				9,270.00	9,270.00	210,250.00
2/1/2017	195,000	1.800%	1.800%	9,270.00	204,270.00	
8/1/2017				7,515.00	7,515.00	211,785.00
2/1/2018	200,000	1.800%	1.800%	7,515.00	207,515.00	
8/1/2018				5,715.00	5,715.00	213,230.00
2/1/2019	205,000	1.800%	1.800%	5,715.00	210,715.00	
8/1/2019				3,870.00	3,870.00	214,585.00
2/1/2020	210,000	1.800%	1.800%	3,870.00	213,870.00	
8/1/2020				1,980.00	1,980.00	215,850.00
2/1/2021	220,000	1.800%	1.800%	1,980.00	221,980.00	
8/1/2021						221,980.00
2/1/2022						
8/1/2022						
	<u>1,400,000</u>			<u>92,800.00</u>	<u>1,492,800.00</u>	<u>1,492,800.00</u>
Sale Date			6/19/2014			
Dated Date			7/1/2014			
Delivery Date			7/9/2014			

¹ Additional amount of \$30,106.52 was transferred to Debt Service in Fiscal Year 2015, which reduced the February 2015 Debt Service transfer required from the Mission del Lago TIRZ fund.