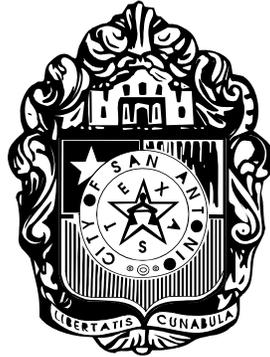


CITY OF SAN ANTONIO, TEXAS



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 (Terminated March 2024)

Alamo Colleges (Expired September 30, 2014)

Finance Plan

Approved: August 26, 1999

Amended: June 29, 2006

Amended: May 1, 2014

Amended: April 12, 2019

Amended: March 21, 2024

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 and projected Tax Year 2031 Year End Assessed Value is \$744,777,037.

The Project was approved in 1999, and amended in 2006, 2014, 2019, and 2024. The project plans to construct 2,510 single-family homes with average values ranging from \$114,000 to \$204,000, 520 multi-family homes with average values ranging from \$35,000 to \$75,000, and 288,600 square feet of commercial space with an average price per square foot of \$100. Currently, 1,741 single-family homes, 520 multi-family homes and 4,500 square feet of commercial space have been built. The total reimbursement for Public Improvements, includes Unit 8 street repair reimbursement of \$35,000, may not exceed to \$65,305,994, which represents an increase of \$5,936,727 increase. Per Ordinance 2019-05-09-0387, 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 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 for the Villa Espada Project located in the TIRZ on September 20, 2013. The construction project completed 240 multi-family units in 2016. The total actual tax reimbursements of \$680,339.71 were paid exclusively from the City’s tax increment applicable to the TIRZ in 2023.

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 to Mission Del Lago, Ltd. in Fiscal Year 2015, Tax Notes in the amount of \$1,400,000; plus, interest of \$92,800 that was issued by the City in Fiscal Year 2015 and paid off in Fiscal Year 2021. 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. Projected Captured Taxable Values are taxed to produce revenues to pay for the TIRZ expenses which commenced in Tax Year 2000 with collections commencing in Tax Year 2002 (Fiscal Year 2003). The City's Captured Taxable Values were \$30,761 in Tax Year 2000 and are projected to reach \$649,856,113 in Tax Year 2031.

The City of San Antonio, Bexar County, and University Health System are the participating taxing entities at this time. Alamo Colleges participation expired on September 30, 2014. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement. The City's current participation is at 100% of the tax rate which is \$0.541590 in Tax Year 2023, Bexar County's current participation is at 100% Operations & Maintenance portion of the Tax Rate which is \$0.236067 in Tax Year 2023, University Health System's current participation is at 75% of the tax rate which is \$0.276235 in Tax Year 2023. Annual Tax Increment was \$475.76 in Fiscal Year 2003 and is projected to reach \$4,866,856 in Fiscal Year 2031 and reduce to \$2,233,124.36 when participating entities reach their maximum contribution. 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) Payment of eligible costs including any administrative fees incurred by the participating taxing entities per the applicable Development and Interlocal Agreements;
- (ii) 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
- (iii) 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.

The administrative fees include the startup fee for the participating taxing entities totaling \$140,383.52, and \$2,000 annually for Bexar County from Fiscal Year 2001 to Fiscal Year 2032, and \$5,000 annually for Alamo Colleges from Fiscal Year 2001 to Fiscal Year 2014, and \$15,000 annually for the City from Fiscal Year 2001 to Fiscal Year 2018. The administrative fees for the City were amended to \$30,000 for Fiscal Year 2019, \$50,000 for Fiscal Year 2020, and \$75,000 for Fiscal Year 2021 to Fiscal Year 2032. Total administrative expenses were amended from \$665,383.52 to \$1,524,383.52 in 2019.

The total reimbursement for Public Improvements, includes Unit 8 street repair reimbursement of \$35,000, may not exceed to \$65,305,994, which represents an increase of \$5,936,727. Revenues from the TIRZ 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 per section 7.3 in the Development Agreement. Currently, the interest expense is estimated at \$11,445,642 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 occurs in Fiscal Year 2032 and includes the Developer contribution. Any remaining balance in Fiscal Year 2032 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, 3} | \$ 39,897,690 | September 30, 2032 |
| Bexar County ^{1, 2, 3} | \$ 16,836,760 | September 30, 2032 |
| University Health System ² | \$ 6,706,771 | September 30, 2025 |
| Southside ISD ^{1, 2, 4} | \$ 74,018,165 | September 30, 2032, terminated March 2023 |
| Alamo Colleges ² | \$ 365,066 | September 30, 2014 |
| Maximum Reimbursable Amount | \$137,824,452 | |

¹ Per Ordinance 2019-05-09-0387, Maximum Length of Contribution extended to September 30, 2032.

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

³ In 2024, Maximum Dollar Contribution for the City is amended from \$21,212,813 to \$39,897,690, and for Bexar County is amended from \$10,539,188 to \$16,836,760.

⁴ 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. From Fiscal Year 2018 to Fiscal 2022 Southside ISD participated the net of Tax Increment at 65%. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

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 \$65,305,994 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
March 2024

| Finance Plan: | Amended Finance Plan - FY 2019 | | | Amended Finance Plan - FY 2024 | | |
|--|-----------------------------------|------------|------------|-----------------------------------|------------|------------|
| | Site Area (Acres) | 812.132 | | | 812.132 | |
| Beginning Assessed Value (1999) | 1,323,410.00 | | | 1,323,410.00 | | |
| | 2003 - 2012 | 2013-2017 | 2018-2032 | 2003 - 2012 | 2013-2017 | 2018-2032 |
| Average Value for Single-Family | \$ 114,000 | \$ 137,000 | \$ 204,000 | \$ 114,000 | \$ 137,000 | \$ 204,000 |
| Average Value for Multi-Family Unit (Villa Espada) | N/A | | | N/A | | |
| Average Value for Multi-Family Unit | \$ 35,000 | \$ 75,000 | \$ 50,000 | \$ 35,000 | \$ 75,000 | \$ 50,000 |
| Average Value Commercial (per sq. ft.) | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 |

| Project: | Structure Type ¹ | Projected Completion Tax Year | Projected Number ² | Projected Square Feet | Actual Number | Actual Square Feet | Projected Number ³ | Projected Square Feet | Actual Number | Actual Square Feet |
|--|-----------------------------|-------------------------------------|----------------------------------|--------------------------|------------------|-----------------------|----------------------------------|--------------------------|------------------|-----------------------|
| | | | | | | | | | | |
| Single Family Homes | | | | | - | | | | - | |
| 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 | | | 78 | | | | 78 | |
| Single Family Homes | | 2014 | | | 67 | | | | 67 | |
| Commercial | | | | | - | | | | - | |
| Multi-Family Homes | | | | | - | | | | - | |
| Single Family Homes | | 2015 | | | 98 | | | | 98 | |
| Multi-Family Homes | | | | | - | | | | - | |
| Single Family Homes | | 2016 | | | 100 | | | | 100 | |
| Commercial | | | | | - | 4,500 | | | - | 4,500 |
| CH380 / Villa Espada Apartments ⁴ | | | | | 240 | | | | 240 | |
| Single Family Homes | | 2017 | | | 90 | | | | 90 | |
| Single Family Homes | | 2018 | 136 | | - | | | | - | 112 |
| Commercial | | | | | - | | | | - | |
| Multi-Family Homes | | | | | - | | | | - | |
| Single Family Homes | | 2019 | 150 | | - | | | | - | 126 |
| Commercial | | | | | - | | | | - | |
| Single Family Homes | | 2020 | 125 | | - | | | | - | 148 |
| Commercial | | | | | - | | | | - | |
| Single Family Homes | | 2021 | 125 | | - | | | | - | 196 |
| Commercial | | | | 48,000 | - | | | | - | |
| Single Family Homes | | 2022 | 114 | | - | | | | - | 293 |
| Commercial | | | | 53,000 | - | | | | - | |
| Single Family Homes | | 2023 | 100 | | - | | 250 | | - | |
| Commercial | | | | 10,600 | - | | | | - | |
| Single Family Homes | | 2024 | 100 | | - | | 250 | | - | |
| Commercial | | | | 75,000 | - | | | | - | |
| Single Family Homes | | 2025 | 100 | | - | | 250 | | - | |
| Commercial | | | | 7,500 | - | | | | - | |
| Single Family Homes | | 2026 | 100 | | - | | 186 | | - | |
| Commercial | | | | 40,000 | - | | | | - | |
| Single Family Homes | | 2027 | 100 | | - | | | | - | |
| Commercial | | | | 30,000 | - | | | | - | |
| Single Family Homes | | 2028 | 100 | | - | | | | - | |
| 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 | | | 1,644 | 866 | 2,510 | | 936 | 1,741 | 2,677 | |
| Total Number of Multi-Family Homes | | | - | 280 | 280 | | - | 280 | 280 | |
| Total Number of Villa Espada Apartments | | | - | 240 | 240 | | - | 240 | 240 | |
| Total Square Feet of Commercial | | | 284,100 | 4,500 | 288,600 | | - | 4,500 | 4,500 | |

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; 10c in the amount of \$724,909.08; 11A in the amounts of \$851,680.39 and \$1,588,316.17; 12A in the amounts of \$804,552.34 and \$724,909.08; 12B in the amount of \$804,552.34 and \$724,909.08.

| Assumptions: | Amended Finance Plan - FY 2019 | | Amended Finance Plan - FY 2024 | |
|---|-----------------------------------|----------------|-----------------------------------|----------------|
| | Captured Value | \$ 339,299,694 | | \$ 640,730,467 |
| Growth Factor | 0.00% | | 0.00% | |
| Collection Rate | 98.00% | | 98.00% | |
| Estimated Total Tax Increment Revenues ⁷ | \$ 72,947,991 | | \$ 83,637,944 | |
| Estimated TIF Life (Years) | 33.11 | | 33.11 | |
| | (08/19/99 to 09/30/32) | | (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 for 2018 - 2032 were based on Recent and Future Activity report provided by the Developer on January 3, 2019.

⁴ Projected Unit Numbers/Square Feet for 2024 - 2032 were based on Recent and Future Activity report provided by the Developer on November 10, 2023.

⁵ 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.

⁶ 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.

⁷ 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.

⁸ Southside ISD had received 35% reimbursement of its tax increment contributions for Tax Year 2007 to Tax Year 2016 per the original Interlocal Agreement.

From Fiscal Year 2018 to Fiscal 2022 Southside ISD participated the net of Tax Increment at 65%. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination

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

Mission del Lago
Finance Plan
March 2024

| Sources of Funds: | Amended | Amended | Approved Actuals | | | | | | | | | | | | |
|---|-------------------------|-------------------------|------------------|-----------------|-----------------|-----------------|-------------------|-----------------|---------------|-----------------|-----------------|---------------|-----------------|--|--|
| | Finance Plan - FY 2019 | Finance Plan - FY 2024 | 2003 - 2005 | 2006 | 2007 | 2008 - 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | | |
| Tax Increment Revenues | \$ 76,628,804.56 | \$ 87,318,757.65 | 114 | 52 | 69 | 77 | 70 | 51 | 78 | 67 | 98 | 100 | 90 | | |
| Interest Earned in TIRZ Fund | 1,031,913.91 | 131,028.30 | 280 | - | - | - | - | - | - | - | - | - | - | | |
| SISD Reimbursement & Non-payment ¹ | (3,680,813.85) | (6,691,225.61) | 240 | - | - | - | - | - | - | - | - | 240 | - | | |
| Refund to PTEs | (3,500,468.46) | (0.53) | - | - | - | - | - | - | - | - | - | - | - | | |
| Developer's Contribution | 0.00 | (0.00) | - | - | - | - | - | - | - | - | - | 4,500 | - | | |
| Total Sources of Funds: | \$ 70,479,436.16 | \$ 80,758,559.81 | | | | | | | | | | | | | |
| Uses of Funds | Total Infrastructure | Total Infrastructure | | | | | | | | | | | | | |
| | Improvements | Improvements | 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 | | |
| Number of Single Family Homes | 2,510 | 2,677 | - | - | - | - | - | - | - | - | - | - | - | | |
| Number of Multi-Family Homes | 280 | 280 | - | - | - | - | - | - | - | - | - | - | - | | |
| Number of Villa Espada Apartments | 240 | 240 | - | - | - | - | - | - | - | - | - | - | - | | |
| Square Feet of Commercial | 288,600 | 4,500 | - | - | - | - | - | - | - | - | - | - | - | | |
| Streets & Approaches | \$ 20,507,659.50 | \$ 18,372,702.43 | \$ 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 | 172,969.22 | 82,570.22 | 8,137.35 | 31,500.63 | 17,858.90 | 23,118.34 | - | - | - | - | 1,955.00 | - | - | | |
| Drainage | 3,541,384.35 | 4,640,725.67 | 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 | 8,196,358.56 | 7,641,573.31 | 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 | 6,485,757.33 | 8,676,429.03 | 130,542.74 | 393,630.05 | 196,840.38 | 536,262.35 | - | 208,113.13 | 104,842.42 | 301,496.38 | 246,180.48 | - | 259,743.40 | | |
| Utilities | 2,094,002.37 | 2,433,566.31 | 61,541.79 | 36,360.15 | 107,443.93 | 534,419.12 | - | 450.00 | 2,007.61 | 3,945.00 | 74,877.01 | - | 111,066.76 | | |
| Street Lights | 1,473,632.46 | 1,164,540.11 | 17,124.00 | 23,310.00 | 132,254.26 | 119,068.80 | - | 76,259.17 | - | 82,476.73 | 130,154.27 | - | 79,574.52 | | |
| On-Site Sewer Outfall | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Del Lago Parkway | 4,506,946.21 | 8,251,667.47 | 13,672.96 | 1,565.71 | 175.97 | 113.47 | - | 52,623.35 | 10,695.75 | - | - | - | - | | |
| Gas | 11,570.68 | 5,574.68 | - | - | - | 5,574.68 | - | - | - | - | - | - | - | | |
| Platting Fees | 204,204.05 | 237,324.91 | - | 14,164.74 | 9,529.00 | 17,037.00 | - | 9,750.00 | 11,752.70 | - | 11,937.61 | - | 16,751.00 | | |
| Drainage Fees | 338,405.00 | 217,063.00 | 35,460.00 | - | 43,206.00 | 81,847.00 | - | - | - | - | - | - | - | | |
| Sewer Impact Fees | 3,853,687.45 | 3,707,061.22 | 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 | 3,836,718.57 | 5,109,449.11 | 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 | 2,084,194.00 | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Land & ROW Clearing | 51,783.31 | 2,076,207.50 | - | 45,655.97 | - | 4,277.34 | - | - | - | - | 600.00 | - | - | | |
| Contingency | 1,883,836.00 | 288,240.00 | - | 288,240.00 | - | - | - | - | - | - | - | - | - | | |
| Project Management | 1,944,976.94 | 1,368,971.57 | 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 | \$ 61,188,086.00 | \$ 64,273,666.54 | \$ 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 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| Landscaping ROW | 2,130,264.18 | 903,466.72 | 1,126.34 | - | 60,801.63 | 80,439.63 | - | - | 5,745.81 | 732,150.77 | - | - | - | | |
| Land | 32,739.46 | 32,739.46 | - | - | 16,436.79 | 7,000.00 | - | 495.00 | - | 4,000.00 | 4,807.67 | - | - | | |
| Developer Formation Legal Costs | 508,542.53 | 930,283.71 | 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 | \$ 2,671,546.17 | \$ 1,866,489.89 | \$ 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 | \$ 63,859,632.17 | \$ 66,140,156.43 | \$ 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 | \$ 35,000.00 | | | | | | | | | | | | | |
| Grand Total | \$ 63,894,632.17 | \$ 66,175,156.43 | | | | | | | | | | | | | |
| Total Infrastructure ² | \$ 59,369,267.00 | \$ 65,305,994.00 | | | | | | | | | | | | | |
| Interest Cost @ 4.54% ³ | \$ 6,935,353.81 | \$ 11,445,642.58 | | | | | | | | | | | | | |
| Total Payments to Mission Del Lago Developer | \$ 66,304,620.81 | \$ 76,751,636.58 | | | | | | | | | | | | | |
| Total Payments to Villa Espada Developer ⁴ | \$ 848,231.83 | \$ 680,339.71 | | | | | | | | | | | | | |
| Total Administrative Expenses ⁵ | \$ 1,524,383.52 | \$ 1,524,383.52 | | | | | | | | | | | | | |
| Total Debt Services for Unit 8 Street Repairs ⁶ | \$ 1,492,800.00 | \$ 1,492,800.00 | | | | | | | | | | | | | |
| Less: Additional Transfer | \$ (30,106.52) | \$ (30,106.52) | | | | | | | | | | | | | |
| Total Construction Fund Transfer for Unit 8 Street Repairs ⁷ | \$ 339,506.52 | \$ 339,506.52 | | | | | | | | | | | | | |
| Grand Total | \$ 70,479,436.16 | \$ 80,758,559.81 | | | | | | | | | | | | | |
| Adjustment | \$ - | \$ - | | | | | | | | | | | | | |
| Project Financing Surplus/(Shortage) | \$ - | \$ - | | | | | | | | | | | | | |

¹ Southside ISD had received 35% reimbursement of its tax increment contributions for Tax Year 2007 to Tax Year 2016 per the original Interlocal Agreement. From Fiscal Year 2018 to Fiscal 2022 Southside ISD participated the net of Tax Increment at 65% per the Amended and Restated Interlocal Agreement. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

² The total reimbursement for Public Improvements, which includes Unit 8 street repair reimbursement of \$35,000, may not exceed to \$65,305,994

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. The Project was paid off in Fiscal Year 2023, totaled at \$680,339.71.

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.

⁸ Invoice in the amount of \$230,694.67 not approved until bond or unconditional waiver received.

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

Mission del Lago
Finance Plan
March 2024

Sources of Funds:
Tax Increment Revenues
Interest Earned in TIRZ Fund
SISD Reimbursement & Non-payment¹
Refund to PTEs
Developer's Contribution

Total Sources of Funds:

Uses of Funds

| | Approved Actuals | | | | | | | | | | | | Projected |
|-----------------------------------|-------------------|--|-----------------|-----------------|------------------|---------------------|-----------------|------------------|--------------------|-----------------|-----------------|-----------------|------------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2021 | 2022 | 2022 | 2022 | 2022 | 2022 | 2022 | 2022 | 2023-2032 |
| Number of Single Family Homes | 112 | 126 | 148 | 196 | | 293 | | | | | | | 936 |
| Number of Multi-Family Homes | - | - | - | - | | - | | | | | | | - |
| Number of Villa Espada Apartments | - | - | - | - | | - | | | | | | | - |
| Square Feet of Commercial | - | - | - | - | | - | | | | | | | - |
| | Unit 8C, 9C & 10C | Model Park, Sewer Line & Del Lago Parkway ⁸ | Unit 11A & 12A | Unit 11B & 11C | Del Lago Parkway | Unit 12A Supplement | Units 12B & 12C | Del Lago Parkway | Veraterra Unit 11D | Lennar Unit 14A | Lennar Unit 14B | Lennar Unit 15 | Proposed Additional Expenses |
| Streets & Approaches | \$ 516,380.16 | \$ 43,310.42 | \$ 2,938,885.72 | \$ 552,493.90 | \$ - | \$ - | \$ 1,222,545.60 | \$ - | \$ 638,470.46 | \$ 647,963.56 | \$ 343,378.11 | \$ 499,868.00 | \$ 1,587,323.00 |
| Sidewalks | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Drainage | 225,879.66 | 25,779.22 | 1,056,560.86 | 272,308.46 | - | - | 522,152.71 | - | 79,214.38 | 182,457.56 | 36,461.95 | 208,069.52 | 432,755.00 |
| Water | 306,699.36 | 16,258.90 | 783,680.26 | 323,803.20 | - | - | 720,546.27 | - | 231,712.80 | 313,787.25 | 150,902.21 | 236,502.50 | 739,567.00 |
| Sewer | 298,777.59 | 1,494,199.48 | 1,042,141.98 | 503,433.86 | - | - | 668,078.50 | - | 300,089.51 | 362,212.36 | 162,762.42 | 441,583.00 | 1,025,499.00 |
| Utilities | - | - | 380,816.37 | - | - | - | 318,631.11 | - | 119,996.06 | 274,970.40 | - | 88,580.00 | 318,461.00 |
| Street Lights | 119,684.66 | 1,173.00 | 71,055.25 | 135,632.59 | 124,905.15 | - | - | - | 8,293.00 | - | - | - | - |
| On-Site Sewer Outfall | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Del Lago Parkway | - | 1,199,211.62 | - | - | 5,121,392.94 | - | - | 1,852,215.70 | - | - | - | - | - |
| Gas | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Platting Fees | - | 15,766.55 | 6,467.39 | 28,481.50 | 8,056.42 | - | 38,458.50 | - | - | 17,024.50 | 7,466.00 | - | 24,682.00 |
| Drainage Fees | - | - | - | - | - | - | - | - | - | - | 22,732.00 | - | 33,818.00 |
| Sewer Impact Fees | 774,182.00 | 12,204.00 | 656,215.77 | - | - | 315,100.00 | - | - | - | - | - | 56,718.00 | 63,520.00 |
| Engineering/Surveying Fees | 150,404.65 | 572,866.68 | 44,701.62 | 251,121.44 | 577,962.40 | 27,338.45 | 314,418.02 | 20,795.70 | 185,061.18 | 233,933.80 | 123,206.49 | 166,297.11 | 556,066.00 |
| Park Improvements | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Land & ROW Clearing | - | - | - | - | - | - | - | - | - | 383,575.54 | 122,682.65 | 486,360.00 | 1,033,056.00 |
| Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Project Management | 52,676.60 | 2,405.00 | 124,953.96 | 46,026.42 | 38,299.63 | - | - | 393,832.02 | 35,675.65 | 46,228.85 | 57,216.50 | - | 121,980.00 |
| Subtotal | \$ 2,444,684.68 | \$ 3,383,174.87 | \$ 7,105,479.18 | \$ 2,113,301.37 | \$ 5,870,616.54 | \$ 342,438.45 | \$ 3,804,830.71 | \$ 2,266,843.42 | \$ 1,598,513.04 | \$ 2,462,153.82 | \$ 1,026,808.33 | \$ 2,183,978.13 | \$ 5,936,727.00 |
| Additional Uses of TIRZ Revenue | | | | | | | | | | | | | |
| OffSite Sewer and Water | \$ - | - | - | - | - | - | - | - | - | - | - | - | - |
| Landscaping ROW | - | 2,009.04 | - | - | - | - | - | - | 21,193.50 | - | - | - | - |
| Land | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Developer Formation Legal Costs | - | - | 339,455.98 | - | 66,915.03 | - | - | 15,370.17 | - | - | - | - | - |
| Subtotal | \$ - | \$ 2,009.04 | \$ 339,455.98 | \$ - | \$ 66,915.03 | \$ - | \$ - | \$ 15,370.17 | \$ 21,193.50 | \$ - | \$ - | \$ - | \$ - |
| Total | \$ 2,444,684.68 | \$ 3,385,183.91 | \$ 7,444,935.16 | \$ 2,113,301.37 | \$ 5,937,531.57 | \$ 342,438.45 | \$ 3,804,830.71 | \$ 2,282,213.59 | \$ 1,619,706.54 | \$ 2,462,153.82 | \$ 1,026,808.33 | \$ 2,183,978.13 | \$ 5,936,727.00 |

Special Payment to Developer for Unit 8 Street Repairs

Grand Total

Total Infrastructure²

Interest Cost @ 4.54%³

Total Payments to Mission Del Lago Developer

Total Payments to Villa Espada Developer⁴

Total Administrative Expenses⁵

Total Debt Services for Unit 8 Street Repairs⁶
Less: Additional Transfer

Total Construction Fund Transfer for Unit 8 Street Repairs⁷

Grand Total

Adjustment

Project Financing Surplus/(Shortage)

Mission del Lago
Tax Increment Reinvestment Zone #6
Revenues

Mission del Lago
Finance Plan
March 2024

| 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 | 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 | - | 6,700,706.00 | 207,157,869.00 | (13,479,842.00) | 193,678,027.00 | 259,763.00 | 193,418,264.00 | 0.558270 | 1,051,550.29 | - | 2019 | |
| 2019 | 207,157,869.00 | 18,394,420.00 | - | 16,011,858.00 | 241,564,147.00 | (23,103,893.00) | 218,460,254.00 | 259,763.00 | 218,200,491.00 | 0.558270 | 1,214,380.96 | - | 2020 | |
| 2020 | 241,564,147.00 | 24,172,210.00 | - | 18,063,847.00 | 283,800,204.00 | (25,190,768.00) | 258,609,436.00 | 259,763.00 | 258,349,673.00 | 0.558270 | 1,431,972.45 | - | 2021 | |
| 2021 | 283,800,204.00 | 24,609,030.00 | - | 16,480,220.00 | 324,889,454.00 | (30,625,198.00) | 294,264,256.00 | 259,763.00 | 294,004,493.00 | 0.558270 | 1,634,961.17 | - | 2022 | |
| 2022 | 324,889,454.00 | 42,212,070.00 | - | 65,616,465.00 | 432,717,989.00 | (55,017,297.00) | 377,700,692.00 | 259,763.00 | 377,440,929.00 | 0.541610 | 2,033,617.03 | - | 2023 | |
| 2023 | 432,717,989.00 | 59,593,010.00 | - | 67,494,071.00 | 559,805,070.00 | (97,402,785.00) | 462,402,285.00 | 259,763.00 | 462,142,522.00 | 0.541590 | - | 2,452,859.33 | 2024 | |
| 2024 | 559,805,070.00 | 61,250,000.00 | - | - | 621,055,070.00 | (78,936,099.00) | 542,118,971.00 | 259,763.00 | 541,859,208.00 | 0.541590 | - | 2,875,962.18 | 2025 | |
| 2025 | 621,055,070.00 | 63,223,967.00 | - | - | 684,279,037.00 | (86,971,866.00) | 597,307,171.00 | 259,763.00 | 597,047,408.00 | 0.541590 | - | 3,168,878.08 | 2026 | |
| 2026 | 684,279,037.00 | 47,430,000.00 | - | - | 731,709,037.00 | (93,000,219.00) | 638,708,818.00 | 259,763.00 | 638,449,055.00 | 0.541590 | - | 3,388,620.71 | 2027 | |
| 2027 | 731,709,037.00 | 2,613,600.00 | - | - | 734,322,637.00 | (93,332,407.00) | 640,990,230.00 | 259,763.00 | 640,730,467.00 | 0.541590 | - | 3,400,729.49 | 2028 | |
| 2028 | 734,322,637.00 | 2,613,600.00 | - | - | 736,936,237.00 | (93,664,596.00) | 643,271,641.00 | 259,763.00 | 643,011,878.00 | 0.541590 | - | 3,412,838.27 | 2029 | |
| 2029 | 736,936,237.00 | 2,613,600.00 | - | - | 739,549,837.00 | (93,996,784.00) | 645,553,053.00 | 259,763.00 | 645,293,290.00 | 0.541590 | - | 3,424,947.05 | 2030 | |
| 2030 | 739,549,837.00 | 2,613,600.00 | - | - | 742,163,437.00 | (94,328,973.00) | 647,834,464.00 | 259,763.00 | 647,574,701.00 | 0.541590 | - | 3,437,055.83 | 2031 | |
| 2031 | 742,163,437.00 | 2,613,600.00 | - | - | 744,777,037.00 | (94,661,161.00) | 650,115,876.00 | 259,763.00 | 649,856,113.00 | 0.541590 | - | 1,602,991.37 | 2032 | |
| | \$ 473,363,124.00 | \$ 22,683,770.00 | | | | | | | | | \$ 12,732,807.69 | \$ 27,164,882.31 | | |
| | Existing Annual Value Growth Factors Thereafter | | | | 0.00% | Participation Level * | | | | Tax Year 1999-2026 | 100% | Tax Year 2027-2031 | | 100% |
| | Combined Compound Growth Rate | | | | 0.00% | Tax Rate Growth Factor | | | | | | | | 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 2032 are calculated based on Future Buildout schedule provided by the Developer on September 12, 2018.

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

Mission del Lago
Finance Plan
March 2024

| Tax Year | Bexar County ⁴ | | | | | | | University Health System ⁵ | | | | | | | Fiscal Year Ending |
|----------|----------------------------|------------------------|--------------------|------------------------|-----------------------|----------------------|-------------------------|---------------------------------------|------------------------|--------------------|------------------------|-----------------------|-----------------------------------|-------------------------|--------------------|
| | Tax Exemptions | Year-End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increment | Projected Tax Increment | Tax Exemptions | Year-End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increment ⁶ | Projected Tax Increment | |
| | 1999 | \$ (1,063,647.00) | \$ 259,763.00 | \$ - | \$ - | 0.284015 | \$ - | \$ - | \$ (1,063,647.00) | \$ 259,763.00 | \$ - | \$ - | 0.182902 | \$ - | |
| 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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (12,575,501.00) | 194,582,368.00 | 259,763.00 | 194,322,605.00 | 0.236250 | 458,140.18 | - | (9,715,523.00) | 197,442,346.00 | 259,763.00 | 197,182,583.00 | 0.207176 | 407,716.83 | - | |
| 2019 | (19,550,769.00) | 222,013,378.00 | 259,763.00 | 221,753,615.00 | 0.236250 | 522,320.31 | - | (16,030,228.00) | 225,533,919.00 | 259,763.00 | 225,274,156.00 | 0.207176 | 465,231.57 | - | |
| 2020 | (20,894,781.00) | 262,905,423.00 | 259,763.00 | 262,645,660.00 | 0.237165 | 619,871.19 | - | (15,513,437.00) | 268,286,767.00 | 259,763.00 | 268,027,004.00 | 0.207176 | 553,654.78 | - | |
| 2021 | (25,803,308.00) | 299,086,146.00 | 259,763.00 | 298,826,383.00 | 0.236067 | 702,601.26 | - | (18,783,135.00) | 306,106,319.00 | 259,763.00 | 305,846,556.00 | 0.207176 | 630,775.70 | - | |
| 2022 | (72,240,657.00) | 360,477,332.00 | 259,763.00 | 360,217,569.00 | 0.236067 | 845,080.06 | - | (24,459,721.00) | 408,258,268.00 | 259,763.00 | 407,998,505.00 | 0.207176 | 838,538.06 | - | |
| 2023 | (93,431,466.00) | 466,373,604.00 | 259,763.00 | 466,113,841.00 | 0.236067 | - | 1,078,334.14 | (31,628,986.00) | 528,176,084.00 | 259,763.00 | 527,916,321.00 | 0.207176 | - | 1,071,841.60 | |
| 2024 | (103,654,091.00) | 517,400,979.00 | 259,763.00 | 517,141,216.00 | 0.236067 | - | 1,196,383.76 | (35,089,611.00) | 585,965,459.00 | 259,763.00 | 585,705,696.00 | 0.207176 | - | 764,944.20 | |
| 2025 | (114,206,171.00) | 570,072,866.00 | 259,763.00 | 569,813,103.00 | 0.236067 | - | 1,318,237.88 | | | | | | | | |
| 2026 | (122,122,238.00) | 609,586,799.00 | 259,763.00 | 609,327,036.00 | 0.236067 | - | 1,409,651.65 | | | | | | | | |
| 2027 | (122,558,448.00) | 611,764,189.00 | 259,763.00 | 611,504,426.00 | 0.236067 | - | 1,414,688.95 | | | | | | | | |
| 2028 | (122,994,658.00) | 613,941,579.00 | 259,763.00 | 613,681,816.00 | 0.236067 | - | 1,419,726.25 | | | | | | | | |
| 2029 | (123,430,868.00) | 616,118,969.00 | 259,763.00 | 615,859,206.00 | 0.236067 | - | 1,424,763.54 | | | | | | | | |
| 2030 | (123,867,078.00) | 618,296,359.00 | 259,763.00 | 618,036,596.00 | 0.236067 | - | 1,429,800.84 | | | | | | | | |
| 2031 | (124,303,287.00) | 620,473,750.00 | 259,763.00 | 620,213,987.00 | 0.236067 | - | 630,132.99 | | | | | | | | |
| | | | | | | \$ 5,515,040.00 | \$ 11,321,720.00 | | | | | | \$ 4,869,985.20 | \$ 1,836,785.80 | |
| | Participation Level | | Tax Year 1999-2024 | 100% | | Tax Year 2025-2031 | 100% | 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.

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.

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

Mission del Lago
Finance Plan
March 2024

| Tax Year | Southside ISD ⁷ | | | | | | | Alamo Colleges ⁸ | | | | | | Total Tax Increment | Fiscal Year Ending |
|----------|----------------------------------|------------------------|--------------------|------------------------|-----------------------|----------------------|-------------------------|-----------------------------|------------------------|--------------------|------------------------|-----------------------|----------------------|---------------------|--------------------|
| | Tax Exemptions | Year-End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increment | Projected Tax Increment | Tax Exemptions | Year-End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increment | | |
| | 1999 | \$ (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 | 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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (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 | (24,928,741.00) | 182,229,128.00 | 259,763.00 | 181,969,365.00 | 1.024335 | 1,867,239.16 | - | - | - | - | - | - | - | 3,784,646.46 | 2019 |
| 2019 | (32,826,284.00) | 208,737,863.00 | 259,763.00 | 208,478,100.00 | 0.913536 | 1,897,486.72 | - | - | - | - | - | - | - | 4,099,419.56 | 2020 |
| 2020 | (34,926,449.00) | 248,873,755.00 | 259,763.00 | 248,613,992.00 | 0.902943 | 2,223,679.54 | - | - | - | - | - | - | - | 4,829,177.96 | 2021 |
| 2021 | (41,570,980.00) | 283,318,474.00 | 259,763.00 | 283,058,711.00 | 0.902943 | 2,546,013.36 | - | - | - | - | - | - | - | 5,514,351.49 | 2022 |
| 2022 | (60,492,801.00) | 372,225,188.00 | 259,763.00 | 371,965,425.00 | 0.814472 | 3,010,411.76 | - | - | - | - | - | - | - | 6,727,646.91 | 2023 |
| 2023 | (78,260,749.00) | 481,544,321.00 | 259,763.00 | 481,284,558.00 | 0.717752 | - | - | - | - | - | - | - | - | 4,603,035.07 | 2024 |
| 2024 | (86,823,499.00) | 534,231,571.00 | 259,763.00 | 533,971,808.00 | 0.717752 | - | - | - | - | - | - | - | - | 4,837,290.14 | 2025 |
| 2025 | (95,662,209.00) | 588,616,828.00 | 259,763.00 | 588,357,065.00 | 0.717752 | - | - | - | - | - | - | - | - | 4,487,115.96 | 2026 |
| 2026 | (102,292,923.00) | 629,416,114.00 | 259,763.00 | 629,156,351.00 | 0.717752 | - | - | - | - | - | - | - | - | 4,798,272.36 | 2027 |
| 2027 | (102,658,305.00) | 631,664,332.00 | 259,763.00 | 631,404,569.00 | 0.717752 | - | - | - | - | - | - | - | - | 4,815,418.44 | 2028 |
| 2028 | (103,023,686.00) | 633,912,551.00 | 259,763.00 | 633,652,788.00 | 0.717752 | - | - | - | - | - | - | - | - | 4,832,564.52 | 2029 |
| 2029 | | | | | | | | | | | | | | 4,849,710.59 | 2030 |
| 2030 | | | | | | | | | | | | | | 4,866,856.67 | 2031 |
| 2031 | | | | | | | | | | | | | | 2,233,124.36 | 2032 |
| | | | | | | \$ 23,585,808.09 | \$ - | | | | | | \$ 291,728.56 | \$ 87,318,757.65 | |
| | Participation Level ⁷ | | Tax Year 1999-2016 | 100% | | Tax Year 2017-2031 | 65% | Participation Level | | | | | 50% | | |
| | Tax Rate Growth Factor | | | | | | 0.00% | Tax Rate Growth Factor | | | | | 0.00% | | |
| | Tax Rate Collection Factor | | | | | | 98.00% | Tax Rate Collection Factor | | | | | 98.00% | | |

⁷ Southside ISD had received 35% reimbursement of its tax increment contributions for Tax Year 2007 to Tax Year 2016 per the original Interlocal Agreement. From Fiscal Year 2018 to Fiscal 2022 Southside ISD participated the net of Tax Increment at 65% per the Amended and Restated Interlocal Agreement. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

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
March 2024

| Tax Year | Actual | Projected | Actual | Cumulative | TIRZ Fund Interest Rate | Actual | Projected | Actual | Projected | Actual | Actual | Projected | Actual |
|----------|-------------------------|-------------------------|--------------------------|------------------------|-------------------------|------------------------------|------------------------|---|--------------------------------------|-------------------------------------|------------------------|------------------------|-------------|
| | Tax Increment Revenues | SISD Non-payment | Tax Increment Revenues | Tax Increment Revenues | | Interest Earned in TIRZ Fund | Tax Notes ¹ | Construction Fund Transfer ² | Administrative Expenses ³ | Accounting Adjustments ⁴ | | | |
| 1999 | \$ - | \$ - | \$ - | \$ - | 6.1661% | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2000 | - | - | - | - | 5.6776% | - | - | - | - | - | - | - | - |
| 2001 | - | - | - | - | 2.5725% | - | - | - | - | - | - | - | - |
| 2002 | 475.76 | - | 475.76 | 475.76 | 1.2975% | 0.13 | - | - | - | - | - | - | - |
| 2003 | 12,284.28 | - | 12,760.04 | 12,760.04 | 1.0900% | 70.03 | - | - | - | - | - | - | - |
| 2004 | 69,710.38 | - | 82,470.42 | 82,470.42 | 2.8215% | 1,257.08 | - | - | - | - | - | - | - |
| 2005 | 99,110.82 | - | 181,581.24 | 181,581.24 | 4.6610% | 5,804.33 | - | - | - | - | (101,725.54) | - | - |
| 2006 | 1,357,375.15 | - | 1,538,956.39 | 1,538,956.39 | 5.1832% | 5,962.64 | - | - | - | - | (143,657.98) | - | - |
| 2007 | 979,308.52 | - | 2,518,264.91 | 2,518,264.91 | 3.3481% | 3,789.29 | - | - | - | - | (31,000.00) | - | - |
| 2008 | 1,108,757.34 | - | 3,627,022.25 | 3,627,022.25 | 1.4135% | 2,048.50 | - | - | - | - | (15,000.00) | - | - |
| 2009 | 1,318,562.25 | - | 4,945,584.50 | 4,945,584.50 | 0.3922% | 606.40 | - | - | - | - | (2,000.00) | - | - |
| 2010 | 1,266,384.96 | - | 6,211,969.46 | 6,211,969.46 | 0.2696% | 537.50 | - | - | - | - | (34,000.00) | - | - |
| 2011 | 1,326,713.53 | - | 7,538,682.99 | 7,538,682.99 | 0.2086% | 1,371.52 | - | - | - | - | (15,000.00) | - | - |
| 2012 | 1,470,033.39 | - | 9,008,716.38 | 9,008,716.38 | 0.1838% | 9,067.20 | - | - | - | - | (81,533.67) | - | - |
| 2013 | 1,856,856.24 | - | 10,865,572.62 | 10,865,572.62 | 0.1558% | 7,394.04 | - | - | - | (339,506.52) | (24,466.33) | - | - |
| 2014 | 2,018,475.53 | - | 12,884,048.15 | 12,884,048.15 | 0.1532% | 1,264.09 | - | (375,993.48) | - | - | (17,000.00) | - | - |
| 2015 | 2,593,446.93 | - | 15,477,495.08 | 15,477,495.08 | 0.4982% | 1,709.81 | - | (213,540.00) | - | - | (17,000.00) | - | - |
| 2016 | 3,456,789.71 | - | 18,934,284.79 | 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 | 22,040,127.16 | 1.7620% | 10,534.31 | - | (216,430.00) | - | - | (17,000.00) | - | 0.15 |
| 2018 | 3,784,646.46 | - | 25,824,773.62 | 25,824,773.62 | 2.4838% | 18,846.69 | - | (217,740.00) | - | - | (32,000.00) | - | - |
| 2019 | 4,099,419.56 | - | 29,924,193.18 | 29,924,193.18 | 1.3649% | 8,690.32 | - | (223,960.00) | - | - | (52,000.00) | - | - |
| 2020 | 4,829,177.96 | - | 34,753,371.14 | 34,753,371.14 | 0.2500% | (383.75) | - | - | - | - | (77,000.00) | - | - |
| 2021 | 5,514,351.49 | - | 40,267,722.63 | 40,267,722.63 | 0.5046% | (28,602.47) | - | - | - | - | (77,000.00) | - | - |
| 2022 | 6,727,646.91 | - | (3,010,411.76) | 43,984,957.78 | 2.7740% | 75,130.22 | - | - | - | - | (77,000.00) | - | - |
| 2023 | - | 4,603,035.07 | - | 48,587,992.85 | 3.1250% | - | 2,225.36 | - | - | - | - | (77,000.00) | - |
| 2024 | - | 4,837,290.14 | - | 53,425,282.99 | 2.8750% | - | - | - | - | - | - | (77,000.00) | - |
| 2025 | - | 4,487,115.96 | - | 57,912,398.95 | 2.6250% | - | - | - | - | - | - | (77,000.00) | - |
| 2026 | - | 4,798,272.36 | - | 62,710,671.31 | 2.5000% | - | - | - | - | - | - | (77,000.00) | - |
| 2027 | - | 4,815,418.44 | - | 67,526,089.75 | 2.5000% | - | - | - | - | - | - | (77,000.00) | - |
| 2028 | - | 4,832,564.52 | - | 72,358,654.27 | 2.5000% | - | - | - | - | - | - | (77,000.00) | - |
| 2029 | - | 4,849,710.59 | - | 77,208,364.86 | 2.5000% | - | - | - | - | - | - | (77,000.00) | - |
| 2030 | - | 4,866,856.67 | - | 82,075,221.53 | 2.5000% | - | - | - | - | - | - | (77,000.00) | - |
| 2031 | - | 2,233,124.36 | - | 84,308,345.89 | 2.5000% | - | - | - | - | - | - | (77,000.00) | - |
| | \$ 46,995,369.54 | \$ 40,323,388.11 | \$ (3,010,411.76) | | | \$ 128,802.94 | \$ 2,225.36 | \$ (1,462,693.48) | \$ - | \$ (339,506.52) | \$ (831,383.52) | \$ (693,000.00) | \$ - |

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 reduced the

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 Accounts 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
Marchr 2024

| Tax Year | Actual | Actual | Actual | Projected | Actual | Projected | Actual | Projected | Fiscal Year | Fiscal Year | Fiscal Year |
|----------|--|---|---|---|------------------------------|--------------------|-------------------|---------------------------|----------------|--------------|-------------|
| | Reimbursements to Southside ISD ⁵ | Villa Espada Apartments Payments ⁶ | MDL Southstar Developer Project Reimbursement | MDL Developer Interest Expenses Reimbursement | Special Payment ⁷ | Refund to PTE's | Cash Flow Balance | Fund Balance ⁸ | | | |
| 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 | - | (127,346.49) | (3,210,292.58) | - | - | - | - | - | 216,114.08 | 399,851.66 | 2019 |
| 2019 | - | - | (3,906,768.50) | - | - | - | - | - | (74,618.62) | 325,233.04 | 2020 |
| 2020 | - | (129,755.78) | (4,751,614.72) | - | - | - | - | - | (129,576.29) | 195,656.75 | 2021 |
| 2021 | - | (111,188.53) | (5,185,255.65) | - | - | - | - | - | 112,304.84 | 307,961.59 | 2022 |
| 2022 | - | (110,364.74) | (3,841,750.79) | - | - | - | - | - | (236,750.16) | 71,211.43 | 2023 |
| 2023 | - | - | - | (4,599,471.86) | - | - | - | - | (71,211.43) | - | 2024 |
| 2024 | - | - | - | (4,760,290.14) | - | - | - | - | - | - | 2025 |
| 2025 | - | - | - | (4,410,115.96) | - | - | - | - | - | - | 2026 |
| 2026 | - | - | - | (4,721,272.36) | - | - | - | - | - | - | 2027 |
| 2027 | - | - | - | (4,738,418.44) | - | - | - | - | - | - | 2028 |
| 2028 | - | - | - | (4,755,564.52) | - | - | - | - | - | - | 2029 |
| 2029 | - | - | - | (273,048.51) | - | (4,499,662.08) | - | - | - | - | 2030 |
| 2030 | - | - | - | - | - | (4,789,856.67) | - | - | - | - | 2031 |
| 2031 | - | - | - | - | - | (2,156,123.83) | - | (0.53) | - | - | 2032 |
| | \$ (3,680,813.85) | \$ (680,339.71) | \$ (37,012,812.21) | \$ (28,258,181.79) | \$ - | \$ (11,445,642.58) | \$ (35,000.00) | \$ (0.53) | \$ - | | |

⁵ Southside ISD had received 35% reimbursement of its tax increment contributions for Tax Year 2007 to Tax Year 2016 per the original Interlocal Agreement. From Fiscal Year 2018 to Fiscal 2022 Southside ISD participated the net of Tax Increment at per the Amended and Restated Interlocal Agreement. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

⁶ On September 20, 2013, the City entered into a CH380 Agreement with 210 Developers, L.L.C. for the Villa Espada \$1,087,476.70 tax abatement per Article IV B. Per the Assignment executed on November 20, 2013 and the Assignmer the project is limited to the incentive amount of \$848,231.83 for Phase I. The Project was paid off in Fiscal Year 2023, totaled at \$680,339.71.

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.

Fiscal Year 2023 Fund Balance in SAP was \$3,081,623.19 due to an Accounts Receivable of \$3,010,411.76 of Southside ISD.

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

Mission del Lago
Finance Plan
March 2024

| 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 | \$ 0.541590 | 100% | \$ 0.54159 | 45.70% | \$ 39,897,690.00 | \$ 37,872,804.42 |
| Bexar County ⁴ | 0.236067 | 100% | 0.23607 | 19.28% | 16,836,760.00 | \$ 15,982,261.59 |
| University Health System | 0.276235 | 75% | 0.20718 | 7.68% | 6,706,771.00 | \$ 6,706,771.00 |
| Southside ISD ⁵ | 1.104234 | 65% | 0.71775 | 27.01% | 23,585,808.09 | \$ 19,904,994.24 |
| Alamo Colleges ⁶ | 0.149150 | 50% | 0.07458 | 0.33% | 291,728.56 | \$ 291,728.56 |
| Total | \$ 2.307276 | | \$ 1.77716 | 100.00% | \$ 87,318,757.65 | \$ 80,758,559.81 |

¹ TIRZ Revenues include actual and projected revenue amount collected by each taxing entity through the term of the Zone; reimbursement to Southside ISD from Tax Year 1999 to Tax Year 2016 and non-payment of Southside ISD for Tax Year 2022 are not netted out of the Southside ISD tax increment . From Fiscal Year 2018 to Fiscal 2022 Southside ISD participated in the net of Tax Increment at 65% per the Amended and Restated Interlocal Agreement. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

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 The total reimbursement for Public Improvements, which includes Unit 8 street repair reimbursement of \$35,000, may not exceed to \$65,305,994, which represents \$5,936,727 increase, and up to \$15,684,049.00 for

⁴ Bexar County's participation level is 100% of Operation and Maintenance portion of its tax rate.

⁵ Southside ISD is capped at \$1.58 per \$100 valuation. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

⁶ Alamo Colleges participating level was at 50% of its tax rate and for a 15 year period (Fiscal Year 2000 - Fiscal Year 2014).

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

| Taxing Entity | Maximum Length of Contribution | Maximum Dollar Contribution | Less: Southside ISD 35% Contribution Adjustment | Net Maximum Dollar Contribution | Tax Increment Revenues Collected | Less: Southside ISD Refund ⁴ | Net Tax Increment Revenues Collected | Remaining / (Refund) ⁵ |
|---------------------------------------|--------------------------------------|-----------------------------------|--|--|--|--|---|--------------------------------------|
| City of San Antonio ^{1,2} | September 30, 2032 | \$ 39,897,690.00 | | 39,897,690.00 | \$ 12,732,807.69 | | 12,732,807.69 | \$ 27,164,882.31 |
| Bexar County ^{1,2} | September 30, 2032 | 16,836,760.00 | | 16,836,760.00 | 5,515,040.00 | | 5,515,040.00 | 11,321,720.00 |
| University Health System ² | September 30, 2025 | 6,706,771.00 | | 6,706,771.00 | 4,869,985.20 | | 4,869,985.20 | 1,836,785.80 |
| Southside ISD ^{1,2,3} | September 30, 2032 | 74,018,165.00 | (25,906,357.75) | 48,111,807.25 | 23,585,808.09 | (3,680,813.85) | 19,904,994.24 | - |
| Alamo Colleges ² | September 30, 2014 | 365,066.00 | | 365,066.00 | 291,728.56 | | 291,728.56 | - |
| Total | | \$ 137,824,452.00 | \$ (25,906,357.75) | 111,918,094.25 | \$ 46,995,369.54 | \$ (3,680,813.85) | 43,314,555.69 | \$ 40,323,388.11 |

¹ Per Ordinance 2019-05-09-0387, 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 has received 35% reimbursement of its tax increment contributions for Tax Year 2007 to Tax Year 2016 per the original Interlocal Agreement. From Fiscal Year 2018 to Fiscal Year 2022, Southside ISD participated in the net of Tax Increment at 65% per the Amended and Restated Interlocal Agreement. Southside ISD withdrew its participation in December 2023, pending a Settlement, Release and Termination Agreement.

⁴ Includes Southside ISD Refund from Tax Year 1999 to Tax Year 2016, but excludes the non-payment of \$3,010,411.76 for Tax Year 2022.

⁵ 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**

Mission del Lago
Finance Plan
March 2024

| Tax Year | Single Family Homes | | Commercial | | Villa Espada | Total | Fiscal Year |
|-------------|-----------------------|-----------------------|---------------------|----------------------|----------------------|-----------------------|----------------|
| | Actuals | Projected | Actuals | Projected | Actuals | | |
| 2003 | \$ 63,900 | | | | | \$ 63,900 | 2004 |
| 2004 | 5,101,900 | | | | | \$ 5,101,900 | 2005 |
| 2005 | 3,592,130 | | | | | \$ 3,592,130 | 2006 |
| 2006 | 7,725,746 | | | | | \$ 7,725,746 | 2007 |
| 2007 | 9,625,446 | | | | | \$ 9,625,446 | 2008 |
| 2008 | 8,679,265 | | | | | \$ 8,679,265 | 2009 |
| 2009 | 3,542,390 | | | | | \$ 3,542,390 | 2010 |
| 2010 | 1,637,590 | | | | | \$ 1,637,590 | 2011 |
| 2011 | 4,078,850 | | | | | \$ 4,078,850 | 2012 |
| 2012 | 7,280,510 | | | | | \$ 7,280,510 | 2013 |
| 2013 | 7,913,430 | | | | | \$ 7,913,430 | 2014 |
| 2014 | 7,809,890 | | | | | \$ 7,809,890 | 2015 |
| 2015 | 9,251,670 | | | | 9,913,230 | \$ 19,164,900 | 2016 |
| 2016 | 14,332,930 | | | | 12,770,540 | \$ 27,103,470 | 2017 |
| 2017 | 14,279,410 | | 110,230 | | - | \$ 14,389,640 | 2018 |
| 2018 | 14,385,130 | | | | | \$ 14,385,130 | 2019 |
| 2019 | 18,394,420 | | | | | \$ 18,394,420 | 2020 |
| 2020 | 24,172,210 | | | | | \$ 24,172,210 | 2021 |
| 2021 | 24,609,030 | | | | | \$ 24,609,030 | 2022 |
| 2022 | 41,803,060 | | 409,010 | | | \$ 42,212,070 | 2023 |
| 2023 | 54,548,420 | | 5,044,590 | | | \$ 59,593,010 | 2024 |
| 2024 | | 61,250,000 | | | | \$ 61,250,000 | 2025 |
| 2025 | | 62,500,000 | | 723,967 | | \$ 63,223,967 | 2026 |
| 2026 | | 47,430,000 | | | | \$ 47,430,000 | 2027 |
| 2027 | | | | 2,613,600 | | \$ 2,613,600 | 2028 |
| 2028 | | | | 2,613,600 | | \$ 2,613,600 | 2029 |
| 2029 | | | | 2,613,600 | | \$ 2,613,600 | 2030 |
| 2030 | | | | 2,613,600 | | \$ 2,613,600 | 2031 |
| 2031 | | | | 2,613,600 | | \$ 2,613,600 | 2032 |
| | <u>\$ 282,827,327</u> | <u>\$ 171,180,000</u> | <u>\$ 5,563,830</u> | <u>\$ 13,791,967</u> | <u>\$ 22,683,770</u> | <u>\$ 496,046,894</u> | |

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

Mission del Lago
Finance Plan
Marchr 2024

| 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 | | | | | | |
| | 1,400,000 | | | 92,800.00 | 1,492,800.00 | 1,492,800.00 |
| | 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.