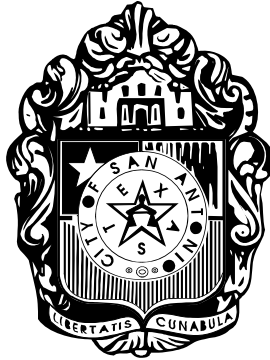


CITY OF SAN ANTONIO, TEXAS



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
Finance Plan
Marchr 2024

Project:	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
Structure Type ¹									
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			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							

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 \$343,260.80; 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 \$463,120.41; 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 \$747,034.06; 12B in the amount of \$833,063.60.

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

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

4. 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.

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

6. On September 20, 2013, the City entered into a CHS80 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.

7. Ordinance No. 2018-0118-0029 authorized the execution of an Assignment and Assumption Agreement between Mission Del Lago, Ltd., and SouthStar Mission Del Lago Holdings L.P.

8. 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.

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

10. 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

	Amended Finance Plan - FY 2019	Amended Finance Plan - FY 2024												
Sources of Funds:														
Tax Increment Revenues	\$ 76,628,804.56	\$ 87,318,757.65												
Interest Earned in TIRZ Fund	1,031,913.91	131,028.30												
SISD Reimbursement & Non-payment ¹	(3,680,813.85)	(6,691,225.61)												
Refund to PTEs	(3,500,468.46)	(0.53)												
Developer's Contribution	0.00	(0.00)												
Total Sources of Funds:	\$ 70,479,436.16	\$ 80,758,559.81												
Uses of Funds														
	Total Infrastructure Improvements	Total Infrastructure Improvements	Approved Actuals											
			2003 - 2005	2006	2007	2008 - 2010	2011	2012	2013	2014	2015	2016	2017	
Number of Single Family Homes	2,510	2,677	114	52	69	77	70	51	78	67	98	100	90	
Number of Multi-Family Homes	280	280	280	-	-	-	-	-	-	-	-	-	-	
Number of Villa Espada Apartments	240	240	-	-	-	-	-	-	-	-	-	240	-	
Square Feet of Commercial	288,600	4,500	-	-	-	-	-	-	-	-	-	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	\$ 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	43,574.71	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	\$ 2,222,814.31	\$ 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	308,542.53	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	\$ 2,471,546.17	\$ 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-payment ¹
Refund to PTE's
Developer's Contribution

Total Sources of Funds:

Uses of Funds

Uses of Funds	Approved Actuals												Projected
	2018	2019	2020	2021				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 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
Marchr 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					0.00%	Participation Level *		Tax Year 1999-2026		100%		Tax Year 2027-2031		100%
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 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

	Bexar County ⁴								University Health System ⁵								
Tax Year	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	Fiscal Year 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	(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	
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	
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	
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	
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	
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	
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	
2025	(114,206,171.00)	570,072,866.00	259,763.00	569,813,103.00	0.236067	-	1,318,237.88									2026	
2026	(122,122,238.00)	609,586,799.00	259,763.00	609,327,036.00	0.236067	-	1,409,651.65									2027	
2027	(122,558,448.00)	611,764,189.00	259,763.00	611,504,426.00	0.236067	-	1,414,688.95									2028	
2028	(122,994,658.00)	613,941,579.00	259,763.00	613,681,816.00	0.236067	-	1,419,726.25									2029	
2029	(123,430,868.00)	616,118,969.00	259,763.00	615,859,206.00	0.236067	-	1,424,763.54									2030	
2030	(123,867,078.00)	618,296,359.00	259,763.00	618,036,596.00	0.236067	-	1,429,800.84									2031	
2031	(124,303,287.00)	620,473,750.00	259,763.00	620,213,987.00	0.236067	-	630,132.99									2032	
						\$ 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
Marchr 2024

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	(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%	Participation Level						50%	
Tax Rate Growth Factor								Tax Rate Growth Factor						0.00%	
Tax Rate Collection Factor								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

	Actual	Projected	Actual	Cumulative		Actual	Projected	Actual	Projected	Actual	Actual	Projected	Actual
Tax Year	Tax Increment		SISD	Tax Increment	TIRZ Fund	Interest Earned				Construction Fund	Administrative		Accounting
	Revenues		Non-payment	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	3,784,646.46	-		25,824,773.62	2.4838%	18,846.69	-	(217,740.00)	-	-	(32,000.00)	-	-
2019	4,099,419.56	-		29,924,193.18	1.3649%	8,690.32	-	(223,960.00)	-	-	(52,000.00)	-	-
2020	4,829,177.96	-		34,753,371.14	0.2500%	(383.75)	-	-	-	-	(77,000.00)	-	-
2021	5,514,351.49	-		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
March 2024

Tax Year	Actual Reimbursements to Southside ISD ⁵	Actual Villa Espada Apartments Payments ⁶	Actual MDL Southstar Developer Project Reimbursement	Projected MDL Developer Interest Expenses Reimbursement	Actual Special Payment ⁷	Projected Refund to PTE's	Fiscal Year Cash Flow Balance	Fiscal Year Fund Balance ⁸	Fiscal 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	-	(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
Marchr 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
Marchr 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
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	\$ 282,827,327	\$ 171,180,000	\$ 5,563,830	\$ 13,791,967	\$ 22,683,770	\$ 496,046,894	
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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						
	<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.