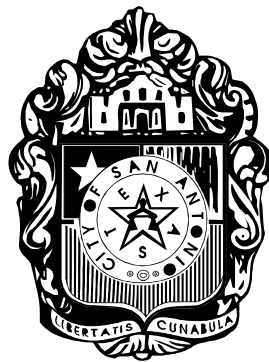


**CITY OF SAN ANTONIO, TEXAS**  
**Housing and Neighborhood Services Department**



**Ridge Stone**  
**Tax Increment Reinvestment Zone Twenty-Two**  
**Annual Report 2007**

**Participation Levels of City (90%), and Bexar County**  
**(50% of Operation and Maintenance portion of tax rate)**

**December 31, 2007**

## **Ridge Stone Subdivision Tax Increment Reinvestment Zone – Plan of Finance**

### **Introduction**

The Ridge Stone Tax Increment Reinvestment Zone is located in the southwest section of the City of San Antonio, east of Loop 410 and south of Medina Base Road. The development is in the Southwest Independent School District and encompasses approximately 40.587 acres. The 2004 base value is \$1,399,600, which projects an increase in the total taxable value of \$24,431,060 and a captured taxable value of \$19,733,640 net of exemptions and adjustments. The project includes the construction of 234 single-family homes with an average sales price of \$95,000. The total public infrastructure capital cost is estimated at \$3,794,160\*. The Developer is Bigfish on Five, L.P. who has experience in the development and construction of such projects. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 19.80 years with the TIRZ being in existence through fiscal year 2024.

### **Non-Compliance with Universal Design Requirements**

TIRZ creation and contribution to the payment of public infrastructure improvements requires the development to comply with the City's Universal Design (UD) requirements, (located in the City Code, Chapter 6, Article XII. According to a compromise agreement reached with the Developer, 143 units in Phase 1, 2A, and 2B do not comply with UD requirements, but only thirty-one (31) non-compliant units will be deducted from the total taxable value, resulting in the reduction of the projected captured value by \$1,606,900 in tax year 2005 and \$3,297,820 in tax year 2006 through 2023. The tax collections attributable to the reduced captured value is estimated to be \$21,892 annually, which will not be deposited to the TIRZ fund but will instead be retained by the Participating Taxing Entities (the City and Bexar County). The remaining 91 units in Phase 2C and 3 shall comply with the UD requirements. If it is discovered that any units in Phase 2C and 3 do not comply, those non-compliant units will also be deducted from the total taxable value.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include site work, streets, drainage/retention, water, sewer, street lights, street signs, electrical, platting/zoning fees, storm water pollution prevention, park fee, drainage fees, off site drainage, sewer/water impact fees, Medina Base Road improvements, engineering/surveying expenses, geo-technical, phase one environmental, contingency, construction management, legal and formation fees. The capital cost is estimated at \$3,794,160\*.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

## **Plan of Finance**

The 2004 base value of the TIRZ is \$1,399,600. Construction of 234 single-family homes will be taxed to produce a combined TIF revenue specified on Page 7 of the Plan of Finance to pay for the capital costs. The public and private improvements commence in tax year 2005 with collections commencing in tax year 2007 (fiscal year 2008). However, the effect of removing values associated with the (31) UD non-complaint lots from the aggregate captured appraised value of the project is that no positive value was captured in tax year 2005 and no revenues will be due to the TIRZ fund until sufficient future construction allows for a positive value. The removal of these accounts resulted in a negative captured value of \$1,606,900 for Tax Year 2005. Estimated captured values grow from \$4,343,640 in tax year 2006 to \$19,733,640 in Tax Year 2007 through 2023 net of exemptions.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.515070 and Bexar County at \$0.132797. This produces annual revenues of \$124,652 each fiscal year from 2008 through fiscal year 2024. A reserve in the amount of \$44,147.94 for each fiscal year from 2008 through fiscal year 2024 will be set aside for Medina Base Road and Park Improvements. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed over time from revenues produced by the TIRZ, except for the revenue set aside for the Medina Base Road improvements\*. These funds will be utilized by the City to finance those improvements. In addition to the capital costs, other costs to be reimbursed from TIRZ revenues include the City's Financial Advisor and certain City of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs incurred by each Participating Taxing Entity, except that if there are insufficient funds for the full reimbursement of Administrative Costs to each Participating Taxing Entity, then the Administrative Costs of each Participating Taxing Entity shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (ii) to pay all other ongoing Administrative Costs to the City and County for administering the Tax Increment Fund and/or the Zone, except that if there are insufficient funds for the full reimbursement of ongoing Administrative Costs to the City and County, then the ongoing Administrative Costs of the City and County shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in the Development Agreement; (iv) Medina Base Road Improvement Reserve; and (v) to reimburse the Developer for public improvements, including financing costs, as provided in the Development Agreement and in the Project Plan to the extent that funds in the Tax Increment Fund are available for this purpose.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

The proposed Developer’s capital cost for public infrastructure improvements is \$3,794,160\*. Revenues from the TIRZ are used to reimburse this amount plus financing costs if any on the unpaid balance at a rate of 4.54%. It is projected that the Developer would not receive any payments until fiscal year 2008. The earliest projected payoff of the capital cost would occur in fiscal year 2024 and includes an estimated Developer contribution of \$2,632,006.

The TIRZ collections for this project shall not extend beyond September 30, 2024 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

<b>TABLE – TIRZ Contributions</b>		
<b>Participating Taxing Entities</b>	<b>Maximum Dollar Contribution</b>	<b>Maximum Length of Contribution</b>
City of San Antonio	\$ 3,739,938	September 30, 2024
Bexar County	\$ 1,028,209	September 30, 2024
<b>Total Contribution to the TIRZ Fund</b>	<b>\$ 4,768,147</b>	

**Limited Obligation of the City or Participating Governmental Entities**

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2024, and may be terminated prior to September 30, 2024, upon payment of public improvements capital costs incurred by the Developer totaling \$3,794,160\* or for the failure of the Developer to perform. The City may elect to terminate a TIRZ if 50% of the housing and/or commercial construction projected for years 1, 2, and 3 from date the TIRZ is created is not complete. Only housing and/or commercial components count towards completion of the construction schedule, infrastructure construction does not. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in Zone Termination.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

**Developer’s Risk**

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither

\* Total Infrastructure includes Medina Base Road and Park Improvements.

the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

### **Compliance**

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2004 TIF Guidelines.

### **Reporting**

The Developer shall submit a project status report and financial report on a quarterly basis (January 15<sup>th</sup>, April 15<sup>th</sup>, July 15<sup>th</sup> and October 15<sup>th</sup>) to the City.

### **Inspection**

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

**City of San Antonio  
 Ridge Stone - TIF Reinvestment Zone  
 Summary Fact Sheet  
 March 1, 2007**

Final Finance Plan

Site Area	40.587	Acres
Single Family Development	40.587	Acres

Base Value (2004) In City	\$ 1,399,600
*Average Single Family Home Price Per Home	\$ 95,000

Project Year:

Phase I	2004	18	Single Family Homes
Phase II - 2A	2005	54	Single Family Homes
Phase III -2B, 2C and 3	2006	162	Single Family Homes
Phase IV	2007 - 2028		Medina Base Road Improvements
Total		<u>234</u>	

Experience of Housing Developer

Bigfish on Five, L.P.  
 San Antonio, Texas

Business Entity is 100% owned by Turner Bowman. Bigfish Development have purchased and developed parcels of land and sells lots to homebuilders in the affordable housing market. Presently developing Meadow Way , a 90 lot subdivision on the north side of San Antonio.

Performance Bonds: Per Texas Government Code Chapter 2253

Payment Bonds: Per Texas Government Code Chapter 2253

Assumptions:	Captured Value	\$ 19,733,640	**
	Assessed Value Growth Factor	0.00%	
	Collection Rate	97.50%	
	Estimated Total TIF Revenues	\$ 2,119,084	
	Estimated TIF Life (12/16/2004 to 9/30/2024)	19.80	Years

\*Average single family home price provided by the Developer.

\*\* Represents projected captured taxable value net of adjustments.

## Ridge Stone - Tax Increment Reinvestment Zone

### Sources and Uses

#### Sources of Funds

Total TIF Revenues	\$ 2,119,084
Developer Contribution	\$ 2,632,006
<b>Total Sources of Funds</b>	<b>\$ 4,751,090</b>

#### Uses of Funds

	Phase I	Phase II	Phase III	Phase IV	Total
	2004	2005	2006	2007-2024	Infrastructure Improvements
Begin Construction	18	54	162		234
Single Family Lots					
Site Work	\$ 21,750	\$ 19,162	\$ 23,375	\$ -	\$ 64,287
Streets	\$ 293,407	\$ 258,502	\$ 315,328	\$ -	\$ 867,237
Drainage /Retention	\$ 116,232	\$ 49,822	\$ 60,775	\$ -	\$ 226,829
Water	\$ 129,760	\$ 114,323	\$ 139,455	\$ -	\$ 383,538
Sewer	\$ 113,361	\$ 99,874	\$ 121,830	\$ -	\$ 335,065
Street Lights/Signs	\$ 13,050	\$ 11,497	\$ 14,025	\$ -	\$ 38,572
Electric	\$ 26,709	\$ 23,531	\$ 28,704	\$ -	\$ 78,944
Platting/Zoning Fees	\$ 10,655	\$ 8,942	\$ 10,412	\$ -	\$ 30,009
Storm Water Pollution Prevention	\$ 4,350	\$ 3,832	\$ 4,675	\$ -	\$ 12,857
Park Fee	\$ 6,111	\$ 5,128	\$ 5,971	\$ -	\$ 17,210
Drainage Fees	\$ -	\$ 16,800	\$ 16,800	\$ -	\$ 33,600
Offsite Drainage	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
Sewer/Water Impact Fees	\$ 121,278	\$ 101,762	\$ 118,490	\$ -	\$ 341,530
Medina Base Road Improvements*	\$ -	\$ -	\$ -	\$ 750,515	\$ 750,515
<b>Hard Costs:</b>	<b>\$ 856,663</b>	<b>\$ 773,175</b>	<b>\$ 859,840</b>	<b>\$ 750,515</b>	<b>\$ 3,240,193</b>
Engineering/Surveying Fees	\$ 80,941	\$ 65,002	\$ 79,291	\$ -	\$ 225,234
Geotechnical	\$ 5,000	\$ 2,500	\$ 2,500	\$ -	\$ 10,000
Phase One Environmental	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 34,267	\$ 46,391	\$ 51,591	\$ -	\$ 132,249
Construction Management	\$ 42,833	\$ 38,659	\$ 42,992	\$ -	\$ 124,484
Legal/Formation Expense	\$ 59,000	\$ -	\$ -	\$ -	\$ 59,000
<b>Soft Costs:</b>	<b>\$ 225,041</b>	<b>\$ 152,552</b>	<b>\$ 176,374</b>	<b>\$ -</b>	<b>\$ 553,967</b>
<b>Total Infrastructure</b>	<b>\$ 1,081,704</b>	<b>\$ 925,727</b>	<b>\$ 1,036,214</b>	<b>\$ 750,515</b>	<b>\$ 3,794,160</b>
<b>Total Infrastructure</b>	<b>\$ 3,794,160</b>				
<b>Financing Cost @ 4.54%</b>	<b>\$ 596,930</b>				
<b>Less Medina Base Rd Improvements</b>	<b>\$ 750,515</b>				
<b>Total Payments to Ridge Stone</b>	<b>\$ 3,640,575</b>				
<b>Total Admin. Expenses</b>	<b>\$ 360,000</b>				
<b>Total Uses of Funds**</b>	<b>\$ 4,751,090</b>				
<b>Project Financing Surplus (Shortage)</b>	<b>\$ -</b>				

\*Medina Base Road improvements total expense will not be reimbursed to the Developer, but paid through the TIRZ Fund annually from FY 2008 -2024 in the amount of \$44,147.94 per year.

\*\*The Grand Total includes the Medina Base Road improvements.

## Ridge Stone - TIF Reinvestment Zone

### Projected Tax Increment Revenue

Tax Year	Tax Increment Zone					City of San Antonio			Bexar County			Combined TIF Collections	Fiscal Year Ending	
	Beginning Assessed Value	Annual Value of New Development	Adjustment to Captured Value	Projected Year-End Taxable Value	Projected Captured Taxable Value	Captured Taxable Value	Tax Rate Contribution*	Tax Increments	Captured Taxable Value	Tax Rate Contribution**	Tax Increments			
2004	1,399,600	-		1,399,600	-	-	0.520686	-	-	0.140760	-	-	2005	
2005	1,399,600	1,188,400	(1,606,900)	2,588,000	(418,500)	1,188,400	0.520686	-	1,188,400	0.143151	-	-	2006	
2006	2,588,000	6,453,060	(3,297,820)	9,041,060	4,343,640	7,498,960	0.520686	-	7,536,460	0.143151	-	-	2007	
2007	9,041,060	15,390,000	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2008	
2008	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2009	
2009	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2010	
2010	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2011	
2011	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2012	
2012	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2013	
2013	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2014	
2014	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2015	
2015	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2016	
2016	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2017	
2017	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2018	
2018	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2019	
2019	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2020	
2020	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2021	
2021	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2022	
2022	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2023	
2023	24,431,060	-	(3,297,820)	24,431,060	19,733,640	19,733,640	0.515070	99,101	19,733,640	0.132797	25,551	124,652	2024	
\$ 23,031,460						\$ 1,684,717			\$ 434,367			<u>2,119,084</u>		
Existing Annual Value Growth Factors														
Years					0.00%	Participation Level*			90%	Participation Level**			50%	
Thereafter					0.00%	Tax Rate Growth Factor			0.00%	Tax Rate Growth Factor			0.00%	
Combined Compound Growth Rate					0.00%	Tax Rate Collection Factor			97.50%	Tax Rate Collection Factor			97.50%	

Notes:

\*City of San Antonio is participating at 90% of their tax rate.

\*\*Bexar County is participating at 50% of their Operation and Maintenance tax rate, not the total tax rate.

**Ridge Stone - TIF Reinvestment Zone  
Reimbursement for Public Improvements**

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
1-Sep-05	2005	-	-	-	75,000	-	(75,000)
1-Sep-06	2006	-	-	-	15,000	(3,405)	(93,405)
1-Sep-07	2007	-	-	5,630	15,000	(4,241)	(118,275)
1-Sep-08	2008	124,652	124,652	98,709	15,000	(5,370)	(112,702)
1-Sep-09	2009	124,652	249,304	98,621	15,000	(5,117)	(106,788)
1-Sep-10	2010	124,652	373,956	97,442	15,000	(4,848)	(99,426)
1-Sep-11	2011	124,652	498,608	97,217	15,000	(4,514)	(91,505)
1-Sep-12	2012	124,652	623,260	96,902	15,000	(4,154)	(82,909)
1-Sep-13	2013	124,652	747,912	96,496	15,000	(3,764)	(73,517)
1-Sep-14	2014	124,652	872,564	94,999	15,000	(3,338)	(62,201)
1-Sep-15	2015	124,652	997,216	94,456	15,000	(2,824)	(49,829)
1-Sep-16	2016	124,652	1,121,868	93,823	15,000	(2,262)	(36,263)
1-Sep-17	2017	124,652	1,246,520	99,099	15,000	(1,646)	(27,356)
1-Sep-18	2018	124,652	1,371,172	106,012	15,000	(1,242)	(24,958)
1-Sep-19	2019	124,652	1,495,824	105,471	15,000	(1,133)	(21,909)
1-Sep-20	2020	124,652	1,620,476	104,793	15,000	(995)	(18,045)
1-Sep-21	2021	124,652	1,745,128	104,980	15,000	(819)	(14,192)
1-Sep-22	2022	124,652	1,869,780	103,984	15,000	(644)	(9,169)
1-Sep-23	2023	124,652	1,994,432	103,853	15,000	(416)	(3,786)
1-Sep-24	2024	124,652	2,119,084	104,540	15,000	(172)	1,154
		\$ 2,119,084		\$ 1,707,026	\$ 360,000	\$ (50,904)	

\* Annual Administrative Expenses from FY 2006 - FY 2024 includes a \$2,000 annual administrative expense for Bexar County.

**Ridge Stone - TIF Reinvestment Zone**

**Projected Uses of Tax Increment  
 Construction Completed Cost**

Tax Year	Phase I 2004	Phase II 2005	Phase III 2006	Phase IV 2007-2028	Total
2003					\$ -
2004	\$ 1,081,704				\$ 1,081,704
2005		\$ 925,727			\$ 925,727
2006			\$ 1,036,214		\$ 1,036,214
2007				\$ 750,515	\$ 750,515
2008					\$ -
2009					\$ -
2010					\$ -
2011					\$ -
2012					\$ -
2013					\$ -
2014					\$ -
2015					\$ -
2016					\$ -
2017					\$ -
2018					\$ -
2019					\$ -
2020					\$ -
2021					\$ -
2022					\$ -
2023					\$ -
	<u>\$ 1,081,704</u>	<u>\$ 925,727</u>	<u>\$ 1,036,214</u>	<u>\$ 750,515</u>	<u>\$ 3,794,160</u>

**Ridge Stone - TIF Reinvestment Zone Combined  
 Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.572300	90%	0.515070	79.50%	\$ 1,684,717	\$ 3,777,232
Bexar County	0.265594	50%	0.132797	20.50%	\$ 434,367	\$ 973,858
Total	0.837894		0.647867	100.00%	\$ 2,119,084	\$ 4,751,090

### Ridge Stone - TIF Reinvestment Zone Projected New Value of Tax Increment

Tax Year	Phase I 2005	Phase II 2006	Phase III 2007	Phase IV 2008-2024	Total	Cumulative Total	Fiscal Year
2005	\$ 1,188,400				\$ 1,188,400	\$ 1,188,400	2006
2006		\$ 6,453,060			\$ 6,453,060	\$ 7,641,460	2007
2007			\$ 15,390,000		\$ 15,390,000	\$ 23,031,460	2008
2008				\$ -	\$ -	\$ 23,031,460	2009
2009					\$ -	\$ 23,031,460	2010
2010					\$ -	\$ 23,031,460	2011
2011					\$ -	\$ 23,031,460	2012
2012					\$ -	\$ 23,031,460	2013
2013					\$ -	\$ 23,031,460	2014
2014					\$ -	\$ 23,031,460	2015
2015					\$ -	\$ 23,031,460	2016
2016					\$ -	\$ 23,031,460	2017
2017					\$ -	\$ 23,031,460	2018
2018					\$ -	\$ 23,031,460	2019
2019					\$ -	\$ 23,031,460	2020
2020					\$ -	\$ 23,031,460	2021
2021					\$ -	\$ 23,031,460	2022
2022					\$ -	\$ 23,031,460	2023
2023					\$ -	\$ 23,031,460	2024
	<u>\$ 1,188,400</u>	<u>\$ 6,453,060</u>	<u>\$ 15,390,000</u>	<u>\$ -</u>	<u>\$ 23,031,460</u>		

\$ -	Commercial New Value
\$ 23,031,460	Residential New Value
\$ -	Multi Family New Value
<u>\$ 23,031,460</u>	<u>Total New Value*</u>

\* Does not include the Medina Base Road Improvements.

## Ridge Stone - TIF Reinvestment Zone

### Projected Tax Increment Revenue

#### Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/01	-		-	-	-
09/01/01	-	4.54%	-	-	-
03/01/02	-		-	-	-
09/01/02	-	4.54%	-	-	-
03/01/03	-		-	-	-
09/01/03	-	4.54%	-	-	-
03/01/04	-		-	-	-
09/01/04	-	4.54%	-	-	-
03/01/05	-		-	-	-
09/01/05	-	4.54%	-	-	-
03/01/06	-		-	-	-
09/01/06	-	4.54%	-	-	-
03/01/07	-		2,815	2,815	-
09/01/07	-	4.54%	2,815	2,815	5,630
03/01/08	-		26,355	26,355	-
09/01/08	46,000	4.54%	26,355	72,355	98,709
03/01/09	-		25,311	25,311	-
09/01/09	48,000	4.54%	25,311	73,311	98,621
03/01/10	-		24,221	24,221	-
09/01/10	49,000	4.54%	24,221	73,221	97,442
03/01/11	-		23,109	23,109	-
09/01/11	51,000	4.54%	23,109	74,109	97,217
03/01/12	-		21,951	21,951	-
09/01/12	53,000	4.54%	21,951	74,951	96,902
03/01/13	-		20,748	20,748	-
09/01/13	55,000	4.54%	20,748	75,748	96,496
03/01/14	-		19,499	19,499	-
09/01/14	56,000	4.54%	19,499	75,499	94,999
03/01/15	-		18,228	18,228	-
09/01/15	58,000	4.54%	18,228	76,228	94,456
03/01/16	-		16,912	16,912	-
09/01/16	60,000	4.54%	16,912	76,912	93,823
03/01/17	-		15,550	15,550	-
09/01/17	68,000	4.54%	15,550	83,550	99,099
03/01/18	-		14,006	14,006	-
09/01/18	78,000	4.54%	14,006	92,006	106,012
03/01/19	-		12,235	12,235	-
09/01/19	81,000	4.54%	12,235	93,235	105,471
03/01/20	-		10,397	10,397	-
09/01/20	84,000	4.54%	10,397	94,397	104,793
03/01/21	-		8,490	8,490	-
09/01/21	88,000	4.54%	8,490	96,490	104,980
03/01/22	-		6,492	6,492	-
09/01/22	91,000	4.54%	6,492	97,492	103,984
03/01/23	-		4,427	4,427	-
09/01/23	95,000	4.54%	4,427	99,427	103,853
03/01/24	-		2,270	2,270	-
09/01/24	100,000	4.54%	2,270	102,270	104,540
	1,161,000		546,026	1,707,026	1,707,026

**Ridge Stone - TIF Reinvestment Zone**  
**List of Universal Design Non-compliant Accounts**

	Account Number
1	160010020030
2	160010020040
3	160010020090
4	160010020120
5	160010020140
6	160010020150
7	160010020160
8	160010020180
9	160010020190
10	160010020200
11	160010020210
12	160010030010
13	160010030030
14	160010030070
15	160010030110
16	160010030130
17	160010030140
18	160010030150
19	160010030180
20	160010030200
21	160010030250
22	160010040020
23	160010040030
24	160010040040
25	160010040050
26	160010040060
27	160010040070
28	160010040080
29	160010040100
30	160010040180
31	160010040200