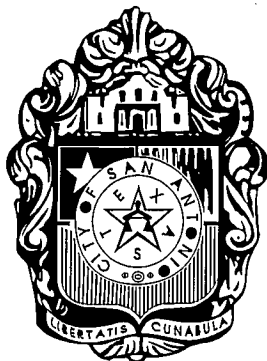


CITY OF SAN ANTONIO, TEXAS
Housing and Neighborhood Services Department



Rosedale
Tax Increment Reinvestment Zone Two
FY 2008 Annual Report

**Participation Levels of City (100%), Bexar County
(100%), University Health System (100%), Edgewood
ISD (90%) and Alamo Community College District
(100%)**

December 31, 2008

Rosedale Development

Tax Increment Reinvestment Zone – Plan of Finance

Introduction

The Rosedale Development is located west of the City of San Antonio (“City”), within the general area between Commerce Street West, Martin Street, West 26th Street, General McMullen South, thence west of General McMullen to San Eduardo between Dartmouth Street and Landa. The development is in the Edgewood Independent School District and encompasses 30.396 acres. The tax year 1998 base value is \$453,300 and the projected captured tax incremental value is \$6,503,838 for tax year 2018 net of exemptions. The project includes 67 single-family homes with sales prices ranging between \$55,000 to \$70,000. The total public infrastructure capital cost is estimated at \$1,525,455. The Developer is San Antonio Alternative Housing Corporation, who has substantial experience in the development and construction of such projects. Performance and payment bonds are provided by Fidelity & Deposit Company of Maryland, and Colonial American Casualty and Surety Co. The life of the Tax Increment Reinvestment Zone (“TIRZ”) is projected to be 20.09 years with all entities, excluding the City, participating for 10.09 years. The City is participating for 20.09 years with the TIRZ being in existence through fiscal year 2019.

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, drainage, water, sewer utilities, platting fees, architect and engineering, sidewalks, landscaping and rights-of-way, park and open space improvements. The capital cost is estimated at \$1,525,455.

Plan of Finance

The base value of the TIRZ is \$453,300. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commenced in tax year 1999 with collections commencing in tax year 1999 (fiscal year 2000). Captured values grow from \$2,653,500 in tax year 1999 to \$6,503,838 in tax year 2018.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.567140; Bexar County at \$0.289399; University Health System at \$0.261022; Edgewood Independent School District at \$1.264500; the Alamo Community College District at \$0.135855. This produces annual revenues of \$163,615 in fiscal year 2007, \$171,066 in fiscal year 2008, \$162,436 in fiscal year 2009 and \$35,882 in fiscal year 2010 through 2019. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and paid over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues include the 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 the payment of eligible costs incurred by the Participating Governmental Entities in the TIRZ; (ii.) to administrative fees pertaining to the City or its administrator; and (iii.) to the Developer, on an annual basis, as TIRZ revenues are available for such payments.

The Developer's capital cost incurred for public infrastructure improvements is \$1,525,455. Revenues from the TIRZ are used to pay this amount plus financing costs if any on the unpaid balance at a rate of 1.5%. Developer payments began in fiscal year 2000. Any negative carry by the Developer would add additional interest to be paid to the Developer at an interest rate of 1.5%. The earliest projected payoff of the capital cost would occur in fiscal year 2019 and includes an estimated Developer contribution of \$164,169.

The TIRZ collections for this project shall not extend beyond September 30, 2019, and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions		
Taxing Entities	Maximum Dollar Contribution*	Max. Length of Contribution
City of San Antonio	\$767,869.86	September 30, 2019
Bexar County	\$178,876.09	September 30, 2009
University Health System	\$135,610.54	September 30, 2009
Edgewood ISD	\$815,921.28	September 30, 2009
Alamo Comm. College District	\$58,228.66	September 30, 2009
Maximum Reimbursable Amt.	\$1,956,506.43	

* Maximum Dollar Contributions are based on Amended Finance Plan dated November 15, 2001.

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, 2009 for Participating Governmental Entities and September 30, 2019 for the City. TIRZ collections may be terminated prior to the respective dates, upon payment of public improvement capital costs incurred by the Developer totaling \$1,525,455, or for the failure of the Developer to perform, or for any other reason deemed appropriate by the City and the Participating Governmental Entities.

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 payable 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 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 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.

Reporting

The Developer shall submit a project status report and financial report at least annually to the City, Participating Governmental Entities, and Administrator. The Developer shall also submit a project status report, financial report, or any other report as requested by the City, Participating Governmental Entities, and Administrator, within thirty (30) days of such request.

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.

**City of San Antonio
 Rosedale Development - TIF Reinvestment Zone
 Summary Fact Sheet
 December 31, 2008 Update**

Plan of Finance:

Site Area 30.396 Acres
 Base Value (1998) \$ 453,300
 Average Home Price \$55,000 to \$70,000
 Project:

	Year		Actuals	Year
Villa de San Antonio	2000	67 Single Family Homes	67	2000 Single Family Homes
* Commercial Tract	2006	1 Acre		
** Lago Vista	2006	92 Multi Family Units		

Experience of Housing Developer Experienced

Performance Bonds:

Fidelity & Deposit Company of Maryland
 Colonial American Casualty and Surety Co. \$ 560,905
 \$ 560,905

Payment Bonds:

Fidelity & Deposit Company of Maryland
 Colonial American Casualty and Surety Co. \$ 560,905
 \$ 560,905

Assumptions: Captured Value \$ 6,503,838
 Growth Factor 0.00%
 Collection Rate 97.50%
 Estimated Total TIF Revenues \$ 1,730,556
 Estimated TIF Life (8/26/99 to 9/30/19) 20.09 Years

* 1 Acre Commercial Development did not materialize.

**Multi-Family site purchased by another developer and commercial site never developed.

Rosedale - TIF Reinvestment Zone

Sources & Uses

	Parcel A Villa de San Antonio	Parcel B Elderly Apartments	Parcel C Commercial Tract	Parcel D Multi-family Project	Parcel E Lago Vista	Parcel F Apache Creek Linear Park	Parcel G W. Commerce/ Gen. McMullen	Total Infrastructure Improvements
Sources of Funds								
TIF Revenues	\$ 1,730,556							
Developer Contribution	\$ 164,169							
Total TIF Proceed Funds	<u>\$ 1,894,725</u>							
Total Sources of Funds	<u>\$ 1,894,725</u>							
Uses of Funds								
Public Improvements								
Hard Costs								
Streets, drainage, water & sewer	\$ 551,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551,000
Telephone & Electric	\$ 32,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Water and Sewer Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalks	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Concrete Rip rap	\$ -	\$ -	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Linear Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,655	\$ -	\$ 486,655
Contingency (including drainage impact fees)	\$ 50,250	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 52,250
Plating Fees	\$ 4,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
Hard Costs Total	\$ 637,500	\$ -	\$ 13,300	\$ -	\$ -	\$ 486,655	\$ -	\$ 1,137,455
Soft Costs								
Engineering	\$ 87,500	\$ -	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ 89,200
Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,800
Project Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Site Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping Rights- of-way	\$ 25,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Open Space Improvements	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Soft Costs Total	\$ 162,500	\$ -	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ 388,000
Total Public Improvements	\$ 800,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 486,655	\$ -	\$ 1,525,455
Total	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 486,655	\$ -	\$ 1,525,455
Total Infrastructure	\$ 1,525,455							
Interest Cost @ 1.50%	\$ 176,770							
Total Payments to Rosedale	\$ 1,702,225							
Total Administrative Expenses	\$ 192,500							
Grand Total	<u>\$ 1,894,725</u>							
Project Financing Surplus	\$ -							

Rosedale - TIF Reinvestment Zone
 Projected Tax Increment Revenue

Tax Year	Tax Increment Zone			City of San Antonio			Bexar County			University Health System			Edgewood ISD			Alamo Community College District			Combined TIF Collections	Fiscal Year Ending			
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value*	Tax Rate Contribution	Tax Rate Contribution	Tax Rate Contribution	Captured Taxable Value*	Tax Rate Contribution	Tax Rate Contribution	Captured Taxable Value*	Tax Rate Contribution	Tax Rate Contribution	Captured Taxable Value*	Tax Rate Contribution	Tax Rate Contribution						
1999	453,300		453,300	2,653,500	2,653,500	0.579790	0.341910	2,653,500	0.341910	0.243869	0.243869	2,653,500	0.243869	1,470,000	2,653,500	0.105961	2,653,500	0.105961	70,117	1999			
2000	3,106,800	334,200	3,441,000	2,987,700	2,819,081	0.579790	0.339458	2,819,081	0.339458	0.243869	0.243869	2,819,081	0.243869	1,391,540	2,819,081	0.106900	2,819,081	0.106900	74,082	2000			
2001	3,441,000	2,994,500	6,435,500	5,982,200	5,982,200	0.578540	0.320756	5,982,200	0.320756	0.243869	0.243869	5,982,200	0.243869	1,405,789	5,982,200	0.104600	5,982,200	0.104600	136,035	2001			
2002	6,435,500	209,600	6,645,100	6,191,200	6,191,200	0.578540	0.317571	6,191,200	0.317571	0.243869	0.243869	6,191,200	0.243869	1,470,995	6,191,200	0.107100	6,191,200	0.107100	156,694	2002			
2003	6,644,500	(444,600)	6,199,900	5,746,600	5,746,600	0.578540	0.320952	5,746,600	0.320952	0.243869	0.243869	5,746,600	0.243869	1,467,965	5,746,600	0.107050	5,746,600	0.107050	145,183	2003			
2004	6,199,900	(119,970)	6,079,930	5,732,630	5,732,630	0.578540	0.318471	5,732,630	0.318471	0.243869	0.243869	5,732,630	0.243869	1,561,050	5,732,630	0.107050	5,732,630	0.107050	145,677	2004			
2005	6,185,930	603,833	6,789,763	6,336,463	6,336,463	0.577320	0.318471	6,336,463	0.318471	0.243869	0.243869	6,336,463	0.243869	1,427,271	6,336,463	0.134550	6,336,463	0.134550	146,831	2005			
2006	6,789,763	167,375	6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.134550	6,503,838	0.134550	171,066	2006			
2007	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	162,436	2007			
2008	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2008			
2009	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2009			
2010	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2010			
2011	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2011			
2012	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2012			
2013	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2013			
2014	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2014			
2015	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2015			
2016	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2016			
2017	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2017			
2018	6,957,138		6,957,138	6,503,838	6,503,838	0.565850	0.289999	6,503,838	0.289999	0.261022	0.261022	6,503,838	0.261022	1,264,500	6,503,838	0.135855	6,503,838	0.135855	35,882	2018			
			Existing Annual Value Growth Factors																				
			Years 1999-2003			100%			100%			100%			100%			100%			100%		
			Thereafter			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Combined Compound Growth Rate			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			100%			100%			100%			100%			100%			100%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Growth Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%			97.50%			97.50%			97.50%		
			Participation Level			99%			99%			99%			99%			99%			99%		
			Tax Rate Growth Factor			0.00%			0.00%			0.00%			0.00%			0.00%			0.00%		
			Tax Rate Collection Factor			97.50%			97.50%			97.50%											

**Rosedale- TIF Reinvestment Zone
Reimbursement for Public Improvements**

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Public Improvement Infrastructure	Admin. Exp.	Interest on Deficit	TIF Fund Balance
1999						
2000	\$ 70,117	\$ 70,117	\$ 20,400	\$ 76,000	\$ -	\$ (26,283)
2001	\$ 74,082	\$ 144,199	\$ 20,400	\$ 8,500	\$ (394)	\$ 18,505
2002	\$ 136,035	\$ 280,234	\$ 186,400	\$ 8,500	\$ -	\$ (40,360)
2003	\$ 156,694	\$ 436,928	\$ 181,910	\$ 8,500	\$ (605)	\$ (74,682)
2004	\$ 145,183	\$ 582,111	\$ 168,450	\$ 8,500	\$ (1,120)	\$ (107,569)
2005	\$ 145,677	\$ 727,788	\$ 170,155	\$ 8,500	\$ (1,614)	\$ (142,160)
2006	\$ 146,831	\$ 874,619	\$ 171,800	\$ 8,500	\$ (2,132)	\$ (177,762)
2007	\$ 163,615	\$ 1,038,234	\$ 193,385	\$ 8,500	\$ (2,666)	\$ (218,699)
2008	\$ 171,066	\$ 1,209,300	\$ 203,610	\$ 8,500	\$ (3,280)	\$ (263,023)
2009	\$ 162,436	\$ 1,371,736	\$ 178,640	\$ 8,500	\$ (3,945)	\$ (291,672)
2010	\$ 35,882	\$ 1,407,618	\$ -	\$ 8,500	\$ (4,375)	\$ (268,666)
2011	\$ 35,882	\$ 1,443,500	\$ -	\$ 8,500	\$ (4,030)	\$ (245,313)
2012	\$ 35,882	\$ 1,479,382	\$ -	\$ 8,500	\$ (3,680)	\$ (221,611)
2013	\$ 35,882	\$ 1,515,264	\$ -	\$ 8,500	\$ (3,324)	\$ (197,553)
2014	\$ 35,882	\$ 1,551,146	\$ -	\$ 1,000	\$ (2,963)	\$ (165,635)
2015	\$ 35,882	\$ 1,587,028	\$ -	\$ 1,000	\$ (2,485)	\$ (133,237)
2016	\$ 35,882	\$ 1,622,910	\$ -	\$ 1,000	\$ (1,999)	\$ (100,354)
2017	\$ 35,882	\$ 1,658,792	\$ -	\$ 1,000	\$ (1,505)	\$ (66,977)
2018	\$ 35,882	\$ 1,694,674	\$ -	\$ 1,000	\$ (1,005)	\$ (33,100)
2019	\$ 35,882	\$ 1,730,556	\$ -	\$ 1,000	\$ (496)	\$ 1,286
	\$ 1,730,556		\$ 1,495,150	\$ 192,500	\$ (41,620)	

**Rosedale - TIF Reinvestment Zone
 Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	\$ 0.567140	100%	\$ 0.567140	22.52%	\$ 675,162.98	\$ 426,771.32
Bexar County	\$ 0.289399	100%	\$ 0.289399	11.49%	\$ 171,740.11	\$ 217,771.97
University Health System	\$ 0.261022	100%	\$ 0.261022	10.37%	\$ 134,154.95	\$ 196,418.35
Edgewood ISD	\$ 1.405000	90%	\$ 1.264500	50.22%	\$ 684,963.28	\$ 951,532.84
Alamo CCD	\$ 0.135855	100%	\$ 0.135855	5.40%	\$ 64,534.33	\$ 102,230.52
Total	\$ 2.658416		\$ 2.517916	100.00%	\$ 1,730,555.65	\$ 1,894,725.00

Rosedale - TIF Reinvestment Zone
New Value of Tax Increment

Tax Year	Villa de San Antonio	Elderly Apartments	Multi-family Project	Commercial Tract	Lago Vista	Apache Creek* Linear Park	W. Commerce/ Gen. McMullen	Annual Total
1997								\$ -
1998								\$ -
1999					\$ 2,653,500			\$ 2,653,500
2000	\$ 334,200							\$ 334,200
2001	\$ 2,994,500							\$ 2,994,500
2002	\$ 209,000							\$ 209,000
2003					\$ (444,600)			\$ (444,600)
2004								\$ -
2005				\$ (13,970)				\$ (13,970)
2006	\$ 603,833							\$ 603,833
2007								\$ -
2008	\$ 167,375							\$ 167,375
2009								\$ -
2010								\$ -
2011								\$ -
2012								\$ -
	\$ 4,308,908	\$ -	\$ -	\$ (13,970)	\$ 2,208,900	\$ -	\$ -	\$ 6,503,838

*Anticipated completion date for the Linear Park is December 2009.

Rosedale - TIF Reinvestment Zone
Projected Uses of Tax Increment
Actuals and Projected Construction Completed Cost

Year	Villa de San Antonio	Elderly Apartments	Commercial Tract	Lago Vista	Apache Creek Linear Park	W. Commerce/ Gen. McMullen	Project Management* Project Contingency	Total
1997								\$ -
1998								\$ -
1999	\$ 800,000		\$ 20,000					\$ 820,000
2000					\$ -			\$ -
2001								\$ -
2002							\$ 218,800	\$ 218,800
2003								\$ -
2004								\$ -
2005								\$ -
2006								\$ -
2007								\$ -
2008								\$ -
2009					\$ 486,655			\$ 486,655
2010								\$ -
2011								\$ -
2012								\$ -
	\$ 800,000	\$ -	\$ 20,000	\$ -	\$ 486,655	\$ -	\$ 218,800	\$ 1,525,455

* Project Management (\$68,800) and Contingency (\$150,000) are costs related to the entire project for a total of \$218,800.

**Rosedale - TIF Reinvestment Zone
 Projected Tax Increment Revenue**

Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
08/26/99					
03/01/00			\$ 10,200	\$ 10,200	
09/01/00	\$ -	1.50%	10,200	10,200	\$ 20,400
03/01/01			10,200	10,200	
09/01/01	-	1.50%	10,200	10,200	20,400
03/01/02			10,200	10,200	
09/01/02	166,000	1.50%	10,200	176,200	186,400
03/01/03			8,955	8,955	
09/01/03	164,000	1.50%	8,955	172,955	181,910
03/01/04			7,725	7,725	
09/01/04	153,000	1.50%	7,725	160,725	168,450
03/01/05			6,578	6,578	
09/01/05	157,000	1.50%	6,578	163,578	170,155
03/01/06			5,400	5,400	
09/01/06	161,000	1.50%	5,400	166,400	171,800
03/01/07			4,193	4,193	
09/01/07	185,000	1.50%	4,193	189,193	193,385
03/01/08			2,805	2,805	
09/01/08	198,000	1.50%	2,805	200,805	203,610
03/01/09			1,320	1,320	
09/01/09	176,000	1.50%	1,320	177,320	178,640
03/01/10			-	-	
09/01/10	-	1.50%	-	-	-
03/01/11			-	-	
09/01/11	-	1.50%	-	-	-
03/01/12			-	-	
09/01/12	-	1.50%	-	-	-
03/01/13			-	-	
09/01/13	-	1.50%	-	-	-
03/01/14			-	-	
09/01/14	-	1.50%	-	-	-
03/01/15			-	-	
09/01/15	-	1.50%	-	-	-
03/01/16			-	-	
09/01/16	-	1.50%	-	-	-
03/01/17			-	-	
09/01/17	-	1.50%	-	-	-
03/01/18			-	-	
09/01/18	-	1.50%	-	-	-
03/01/19			-	-	
09/01/19	-	1.50%	-	-	-
03/01/20			-	-	
	<u>\$ 1,360,000</u>		<u>\$ 135,150</u>	<u>\$ 1,495,150</u>	<u>\$ 1,495,150</u>