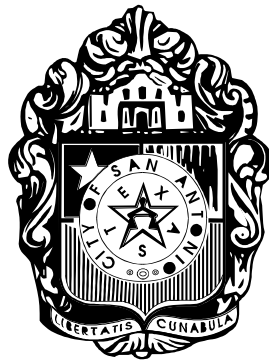


# **CITY OF SAN ANTONIO, TEXAS**



## **Rosedale Tax Increment Reinvestment Zone Number Two**

### **Participation Levels:**

**City (100%)**

**Bexar County (100%)**

**University Health System (100%)**

**Edgewood ISD (90.2%)**

**Alamo Colleges (100%)**

### **Finance Plan**

**Final: August 21, 1999**

**Amended: November 15, 2001**

**Updated\*: February 2019**

\* This updated version of the Finance Plan is created for City administrative purpose only. It has not been approved by the Rosedale TIRZ Board of Directors or the San Antonio City Council.

# **Rosedale Development**

## **Tax Increment Reinvestment Zone #2 – Finance Plan**

### **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 26<sup>th</sup> 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 Year End Assessed Value was \$453,300.00 and the projected Captured Taxable Value is \$7,188,650.00 for Tax Year 2018. The project includes sixty-seven (67) single-family homes with sales prices ranging between \$55,000 to \$70,000, ninety-two (92) multi-family units and a public park. The total public infrastructure capital cost was \$1,525,455.00. The Developer was San Antonio Alternative Housing Corporation, who had substantial experience in the development and construction of such projects. The life of the Tax Increment Reinvestment Zone (“TIRZ”) is projected to be 19.75 years with the termination date of September 30, 2019.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include streets, drainage, water, sewer, telephone, electric, water and sewer impact fees, sidewalks, concrete rip rap, linear park, contingency (including drainage impact fees), platting fees, engineering, project management, project contingency, site security, landscaping rights of way, land, and open space improvements. The capital cost was \$1,525,455.00.

### **Finance Plan**

The Beginning Year End Assessed Value of the TIRZ is \$453,300.00. Projected Captured Taxable Values will be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commenced in Tax Year 1998 with collections commencing in Tax Year 1999 (Fiscal Year 2000). The City’s Captured Taxable Values were \$2,653,500.00 in Tax Year 1999 and are projected to reach \$7,188,650.00 in Tax Year 2018.

The City of San Antonio is the only active participating tax entity at this time. The City’s current participation is at 100% of the tax rate which is \$0.558270 in Tax Year 2018. Bexar County, University Health System, and Edgewood ISD participation expired on September 30, 2009. The Alamo Colleges reached their maximum dollar contribution and expired on September 30, 2009. Annual Tax Increment was \$107,662.12 in Fiscal Year 2001 and is projected to be \$39,329.43 in Fiscal Year 2019. No growth in tax rate or Assessed 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 payment of eligible costs incurred by the Participating Taxing 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 actual capital cost incurred for public infrastructure improvements is \$1,525,455.00, and the Board approved \$58,981.63 in financial costs. After review, the interest was recalculated to \$33,228.13. The True-Up amount of \$25,753.50 is re-classed as a part of public infrastructure improvements reimbursement in Fiscal Year 2019. 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 2003. Any negative carry by the Developer would add additional interest to be paid to the Developer at an interest rate of 1.5%. Total maximum payment to Developer is capped at \$1,737,216.00. The earliest projected payoff of the capital cost would occur in Fiscal Year 2019 and estimates no Developer contribution.

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                    | Max. Dollar Contribution* | Max. Length of Contribution* |
| City of San Antonio                | \$767,870                 | September 30, 2019           |
| Bexar County                       | \$178,876                 | September 30, 2009           |
| University Health System           | \$135,610                 | September 30, 2009           |
| Edgewood ISD                       | \$960,389                 | September 30, 2009           |
| Alamo Colleges                     | \$58,229                  | September 30, 2019           |
| <b>Maximum Reimbursable Amount</b> | <b>\$2,100,974</b>        |                              |

\* **Maximum Length and Dollar Contribution are based on Interlocal Agreements with the Participating Taxing Entities.** Alamo Colleges reached its Maximum Dollar Contribution in Fiscal Year 2009.

**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, 2019 for the City and September 30, 2009 for the other Participating Taxing Entities. TIRZ collections may be terminated prior to the respective dates, upon payment of public improvement capital costs incurred by the Developer totaling \$1,525,455.00 or for the failure of the Developer to perform, or for any other reason deemed appropriate by the City and the Participating Taxing 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 Taxing 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 Taxing Entities, any political corporation, subdivision, or agency of the State.

**City of San Antonio, Texas  
Rosedale  
Tax Increment Reinvestment Zone #2  
Summary Fact Sheet**

|  | <b>Amended</b>                |   | <b>Updated</b>                |                      |
|--|-------------------------------|---|-------------------------------|----------------------|
|  | <b>Finance Plan - FY 2001</b> |   | <b>Finance Plan - FY 2019</b> |                      |
| Site Area (Acres)  |                               | 30.396                                      |                               | 30.396               |
| Beginning Assessed Value (1998)  |                               | \$ 453,300                                  |                               | \$ 453,300           |
| Average Home Price   |                               | \$55,000 to \$70,000                        |                               | \$55,000 to \$70,000 |
| <b>Project:</b>  | Revised<br>Completion<br>Year | Projected                                   | Actual<br>Completion<br>Year  | Actuals              |
| Villa de San Antonio - Single-Family Homes - Units (Parcel A) <sup>1,2</sup> | 2003                          | 67  | 2004                          | 67                   |
| Elderly Apartments (Parcel B) <sup>2</sup>                                   | -                             | -   | -                             | -                    |
| Commercial Tract - Acres (Parcel C) <sup>3</sup>                             | 2006                          | 1   | -                             | -                    |
| Multi-Family Project (Parcel D) <sup>4</sup>                                 | -                             | -   | -                             | -                    |
| Lago Vista - Multi-Family Project - Units (Parcel E) <sup>5</sup>            | 2000                          | 92  | 2003                          | 92                   |
| Apache Creek Linear Park (Parcel F) <sup>6</sup>                             | -                             | -   | 2010                          | 1                    |
| W. Commerce/Gen. McMullen (Parcel G) <sup>7</sup>                            | -                             | -   | -                             | -                    |
| <b>Developer</b>   |                               | San Antonio Alternative Housing Corporation |                               |                      |
| <b>Performance Bonds</b>   |                               |   |                               |                      |
| Fidelity & Deposit Company of Maryland                                       |                               |   |                               |                      |
| Colonial American Casualty and Surety Co.                                    |                               | \$ 560,905.30                               |                               | \$ 560,905.30        |
| <b>Payment Bonds</b>   |                               |   |                               |                      |
| Fidelity & Deposit Company of Maryland                                       |                               | \$ 560,905.30                               |                               | \$ 560,905.30        |
| Colonial American Casualty and Surety Co.                                    |                               |   |                               |                      |
| <b>Assumptions</b>   |                               |   |                               |                      |
| Captured Value   |                               | \$ 7,908,884                                |                               | \$ 7,188,650         |
| Growth Factor  |                               | 0.00%                                       |                               | 0.00%                |
| Collection Rate  |                               | 97.50%                                      |                               | 98.00%               |
| Estimated Total Tax Increment Revenues                                       |                               | \$ 1,956,506.42                             |                               | \$ 1,769,226.97      |
| Estimated TIF Life (Years) <sup>8</sup>                                      | 8/26/99 to 9/30/19            | 20.09                                       | 1/1/00 to 9/30/19             | 19.75                |

<sup>1</sup> Parcel A - 62 single-family homes were completed in 2003.

<sup>2</sup> Parcel B - Apartments for the elderly were not developed. The land was replatted into 5 lots for single-family homes, which were completed in 2004.

<sup>3</sup> Parcel C - The commercial tract was rezoned to residential and was not developed.

<sup>4</sup> Parcel D - The development of the additional multi-family project site was not materialized.

<sup>5</sup> Parcel E - Lago Vista was developed; however, there was no public infrastructure involved with this project.

<sup>6</sup> Parcel F - Apache Creek Linear Park was completed in 2010.

<sup>7</sup> Parcel G - W. Commerce/Gen. McMullen was not developed.

<sup>8</sup> Ordinance No. 90387, section 2, provides that the TIRZ started on January 1, 2000 and will continue until its termination date of September 30, 2019.

**Rosedale  
 Tax Increment Reinvestment Zone #2  
 Sources & Uses**

|   | Amended             |                     | Updated             |                     |            |                   |            |              |               |                   |
|---|---------------------|---------------------|---------------------|---------------------|------------|-------------------|------------|--------------|---------------|-------------------|
|   | Finance Plan - 2001 |                     | Finance Plan - 2019 |                     |            |                   |            |              |               |                   |
| <b>Sources of Funds</b>                           |                     |                     |                     |                     |            |                   |            |              |               |                   |
| Tax Increment Revenues                            | \$                  | 1,956,506.00        | \$                  | 1,769,226.97        |            |                   |            |              |               |                   |
| Interest Earned in TIRZ Fund                      |                     | -                   |                     | 20,096.30           |            |                   |            |              |               |                   |
| Developer Contribution                            |                     | -                   |                     | -                   |            |                   |            |              |               |                   |
| <b>Total TIRZ Proceed Funds</b>                   | <b>\$</b>           | <b>1,956,506.00</b> | <b>\$</b>           | <b>1,789,323.27</b> |            |                   |            |              |               |                   |
| <b>Uses of Funds</b>                              |                     |                     |                     |                     |            |                   |            |              |               |                   |
|   | Projected           |                     | Actual              |                     |            |                   |            |              |               |                   |
|   | Total               | Total               | Villa de            | Elderly             | Commercial | Multi-Family      | Lago Vista | Apache Creek | W. Commerce/  |                   |
| <b>Public Improvements</b>                        | Infrastructure      | Infrastructure      | San Antonio         | Apartments          | Tract      | Project           | Parcel E   | Parcel F     | Gen. McMullen |                   |
| <b>Hard Costs <sup>1</sup></b>                    | Improvements        | Improvements        | Parcel A            | Parcel B            | Parcel C   | Parcel D          |            |              | Parcel G      |                   |
| Streets, Drainage, Water & Sewer                  | \$                  | 551,000.00          | \$                  | 551,000.00          | \$         | 551,000.00        | \$         | -            | \$            | -                 |
| Telephone & Electric                              |                     | 32,000.00           |                     | 6,612.60            |            | 6,612.60          |            | -            |               | -                 |
| Water and Sewer Impact Fees                       |                     | -                   |                     | -                   |            | -                 |            | -            |               | -                 |
| Sidewalks   |                     | 6,000.00            |                     | -                   |            | -                 |            | -            |               | -                 |
| Concrete Rip Rap                                  |                     | 5,300.00            |                     | -                   |            | -                 |            | -            |               | -                 |
| Linear Park                                       |                     | 486,655.00          |                     | 751,279.69          |            | -                 |            | -            |               | 751,279.69        |
| Contingency (including drainage impact fees)      |                     | 52,250.00           |                     | -                   |            | -                 |            | -            |               | -                 |
| Platting Fees                                     |                     | 4,250.00            |                     | -                   |            | -                 |            | -            |               | -                 |
| <b>Hard Costs Total</b>                           | <b>\$</b>           | <b>1,137,455.00</b> | <b>\$</b>           | <b>1,308,892.29</b> | <b>\$</b>  | <b>557,612.60</b> | <b>\$</b>  | <b>-</b>     | <b>\$</b>     | <b>751,279.69</b> |
| <b>Soft Costs</b>                                 |                     |                     |                     |                     |            |                   |            |              |               |                   |
| Engineering                                       | \$                  | 89,200.00           | \$                  | 58,189.24           | \$         | 58,189.24         | \$         | -            | \$            | -                 |
| Project Management                                |                     | 68,800.00           |                     | 39,391.36           |            | 39,391.36         |            | -            |               | -                 |
| Project Contingency                               |                     | 150,000.00          |                     | 118,982.11          |            | 118,982.11        |            | -            |               | -                 |
| Site Security                                     |                     | -                   |                     | -                   |            | -                 |            | -            |               | -                 |
| Landscaping Rights-of-Way                         |                     | 30,000.00           |                     | -                   |            | -                 |            | -            |               | -                 |
| Land  |                     | -                   |                     | -                   |            | -                 |            | -            |               | -                 |
| Open Space Improvements                           |                     | 50,000.00           |                     | -                   |            | -                 |            | -            |               | -                 |
| <b>Soft Costs Total</b>                           | <b>\$</b>           | <b>388,000.00</b>   | <b>\$</b>           | <b>216,562.71</b>   | <b>\$</b>  | <b>216,562.71</b> | <b>\$</b>  | <b>-</b>     | <b>\$</b>     | <b>-</b>          |
| <b>Total Public Improvements</b>                  | <b>\$</b>           | <b>1,525,455.00</b> | <b>\$</b>           | <b>1,525,455.00</b> | <b>\$</b>  | <b>774,175.31</b> | <b>\$</b>  | <b>-</b>     | <b>\$</b>     | <b>751,279.69</b> |
| <b>Total Infrastructure <sup>2</sup></b>          | <b>\$</b>           | <b>1,525,455.00</b> | <b>\$</b>           | <b>1,525,455.00</b> |            |                   |            |              |               |                   |
| <b>Interest Costs @ 1.50% <sup>2</sup></b>        | <b>\$</b>           | <b>211,761.00</b>   | <b>\$</b>           | <b>33,228.13</b>    |            |                   |            |              |               |                   |
| <b>Total Reimbursements to Developer</b>          | <b>\$</b>           | <b>1,737,216.00</b> | <b>\$</b>           | <b>1,558,683.13</b> |            |                   |            |              |               |                   |
| <b>Total Administrative Expenses</b>              | <b>\$</b>           | <b>192,500.00</b>   | <b>\$</b>           | <b>192,500.00</b>   |            |                   |            |              |               |                   |
| <b>Reimbursement to PTE's for Over-Collection</b> |                     |                     | <b>\$</b>           | <b>38,140.14</b>    |            |                   |            |              |               |                   |
| <b>Grand Total</b>                                | <b>\$</b>           | <b>1,929,716.00</b> | <b>\$</b>           | <b>1,789,323.27</b> |            |                   |            |              |               |                   |
| <b>Project Financing Surplus</b>                  | <b>\$</b>           | <b>26,790.00</b>    | <b>\$</b>           | <b>-</b>            |            |                   |            |              |               |                   |

<sup>1</sup> The land initially designated for the development of thirty elderly units was too small. The land was replatted into five lots for homeownership, which were completed in April 2004. The development of the additional 90 units of rental never materialized. The commercial tract also did not materialize.

<sup>2</sup> Per Ordinance No. 94946, the maximum total payment to the developer is \$1,737,216.00, which includes maximum public improvement costs up to \$1,525,455.00 and maximum financing costs up to \$211,761.00.

**Rosedale  
Tax Increment Reinvestment Zone #2  
Revenues**

| Tax Year | Tax Increment Zone                   |                 |                  |                         | City of San Antonio |                        |                    |                        |                       |                      | Bexar County            |                 |                        |                    |                        |                       | Fiscal Year   |                      |
|----------|--------------------------------------|-----------------|------------------|-------------------------|---------------------|------------------------|--------------------|------------------------|-----------------------|----------------------|-------------------------|-----------------|------------------------|--------------------|------------------------|-----------------------|---------------|----------------------|
|          | Beginning Assessed Value             | New Values      | Appraisal Growth | Year-End Assessed Value | Less Exemptions     | Year End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increment | Projected Tax Increment | Less Exemptions | Year End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution |               | Actual Tax Increment |
| 1998     | \$ 453,300.00                        | \$ -            | \$ -             | \$ 453,300.00           | \$ -                | \$ -                   | \$ -               | \$ -                   | \$ -                  | \$ -                 | \$ -                    | \$ -            | \$ -                   | \$ -               | \$ -                   | \$ -                  | \$ -          | \$ -                 |
| 1999     | 453,300.00                           | 2,798,400.00    | (144,900.00)     | 3,106,800.00            | -                   | 3,106,800.00           | 453,300.00         | 2,653,500.00           | 0.579790              | -                    | -                       | -               | 3,106,800.00           | 453,300.00         | 2,653,500.00           | 0.339458              | -             | -                    |
| 2000     | 3,106,800.00                         | -               | 334,200.00       | 3,441,000.00            | (168,619.00)        | 3,272,381.00           | 453,300.00         | 2,819,081.00           | 0.579790              | 31,544.75            | -                       | (168,619.00)    | 3,272,381.00           | 453,300.00         | 2,819,081.00           | 0.339458              | -             | -                    |
| 2001     | 3,441,000.00                         | 3,023,600.00    | (29,100.00)      | 6,435,500.00            | -                   | 6,435,500.00           | 453,300.00         | 5,982,200.00           | 0.578540              | 34,766.46            | -                       | (5,000.00)      | 6,430,500.00           | 453,300.00         | 5,977,200.00           | 0.320756              | 36,591.55     | -                    |
| 2002     | 6,435,500.00                         | -               | 209,000.00       | 6,644,500.00            | -                   | 6,644,500.00           | 453,300.00         | 6,191,200.00           | 0.578540              | 35,818.57            | -                       | (10,000.00)     | 6,634,500.00           | 453,300.00         | 6,181,200.00           | 0.317571              | 19,030.31     | -                    |
| 2003     | 6,644,500.00                         | -               | (444,600.00)     | 6,199,900.00            | -                   | 6,199,900.00           | 453,300.00         | 5,746,600.00           | 0.578540              | 33,078.04            | -                       | (10,000.00)     | 6,189,900.00           | 453,300.00         | 5,736,600.00           | 0.320952              | 18,510.80     | -                    |
| 2004     | 6,199,900.00                         | -               | -                | 6,199,900.00            | (5,000.00)          | 6,194,900.00           | 453,300.00         | 5,741,600.00           | 0.578540              | 33,385.80            | -                       | (15,000.00)     | 6,184,900.00           | 453,300.00         | 5,731,600.00           | 0.318471              | 18,286.57     | -                    |
| 2005     | 6,199,900.00                         | 184,320.00      | 43,030.00        | 6,427,250.00            | (144,400.00)        | 6,282,850.00           | 453,300.00         | 5,772,650.00           | 0.578540              | 33,163.08            | -                       | (115,000.00)    | 6,312,250.00           | 453,300.00         | 5,858,950.00           | 0.318471              | 18,484.08     | -                    |
| 2006     | 6,427,250.00                         | -               | 840,680.00       | 7,267,930.00            | (478,167.00)        | 6,789,763.00           | 453,300.00         | 6,336,463.00           | 0.578540              | 36,892.95            | -                       | (447,636.00)    | 6,820,294.00           | 453,300.00         | 6,366,994.00           | 0.314147              | 20,153.94     | -                    |
| 2007     | 7,267,930.00                         | 54,580.00       | 610,180.00       | 7,932,690.00            | (623,866.00)        | 7,308,824.00           | 453,300.00         | 6,855,524.00           | 0.572300              | 39,375.91            | -                       | (588,522.00)    | 7,344,168.00           | 453,300.00         | 6,890,868.00           | 0.295104              | 20,308.40     | -                    |
| 2008     | 7,932,690.00                         | -               | (80,180.00)      | 7,852,510.00            | (442,072.00)        | 7,410,438.00           | 453,300.00         | 6,957,138.00           | 0.567140              | 39,428.39            | -                       | (405,462.00)    | 7,447,048.00           | 453,300.00         | 6,993,748.00           | 0.289399              | 20,893.46     | -                    |
| 2009     | 7,852,510.00                         | -               | (576,330.00)     | 7,276,180.00            | (368,852.00)        | 6,907,328.00           | 453,300.00         | 6,454,028.00           | 0.565690              | 36,549.36            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2010     | 7,276,180.00                         | -               | 562,890.00       | 7,839,070.00            | (456,389.00)        | 7,382,681.00           | 453,300.00         | 6,929,381.00           | 0.565690              | 39,198.82            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2011     | 7,839,070.00                         | -               | (571,800.00)     | 7,267,270.00            | (522,840.00)        | 6,744,430.00           | 453,300.00         | 6,291,130.00           | 0.565690              | 35,550.67            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2012     | 7,267,270.00                         | -               | 370,490.00       | 7,637,760.00            | (523,630.00)        | 7,114,130.00           | 453,300.00         | 6,660,830.00           | 0.565690              | 37,091.39            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2013     | 7,637,760.00                         | -               | (79,748.00)      | 7,558,012.00            | (609,922.00)        | 6,948,090.00           | 453,300.00         | 6,494,790.00           | 0.565690              | 37,911.79            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2014     | 7,558,012.00                         | -               | 817,928.00       | 8,375,940.00            | (506,515.00)        | 7,869,425.00           | 453,300.00         | 7,416,125.00           | 0.565690              | 42,092.01            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2015     | 8,375,940.00                         | 3,960.00        | (539,599.00)     | 7,840,301.00            | (473,915.00)        | 7,366,386.00           | 453,300.00         | 6,913,086.00           | 0.558270              | 38,065.54            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2016     | 7,840,301.00                         | -               | 344,831.00       | 8,185,132.00            | (480,580.00)        | 7,704,552.00           | 453,300.00         | 7,251,252.00           | 0.558270              | 40,148.44            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2017     | 8,185,132.00                         | -               | 125,008.00       | 8,310,140.00            | (603,190.00)        | 7,706,950.00           | 453,300.00         | 7,253,650.00           | 0.558270              | 37,693.51            | -                       |                 |                        |                    |                        |                       |               |                      |
| 2018     | 8,310,140.00                         | -               | -                | 8,310,140.00            | (668,190.00)        | 7,641,950.00           | 453,300.00         | 7,188,650.00           | 0.558270              |                      | 39,329.43               |                 |                        |                    |                        |                       |               |                      |
|          |                                      | \$ 6,064,860.00 |                  |                         |                     |                        |                    |                        |                       | \$ 661,755.48        | \$ 39,329.43            |                 |                        |                    |                        |                       | \$ 172,259.11 |                      |
|          | Existing Annual Value Growth Factors |                 |                  |                         |                     |                        |                    |                        |                       |                      |                         |                 |                        |                    |                        |                       |               |                      |
|          | Years 1999-2003                      |                 |                  | 0.00%                   |                     |                        |                    |                        |                       |                      | 100%                    |                 |                        |                    |                        |                       |               | 100%                 |
|          | Thereafter                           |                 |                  |                         |                     |                        |                    |                        |                       |                      | 0.00%                   |                 |                        |                    |                        |                       |               | 0.00%                |
|          | Combined Compound Growth Rate        |                 |                  | 0.00%                   |                     |                        |                    |                        |                       |                      | 98.00%                  |                 |                        |                    |                        |                       |               | 98.00%               |

**Rosedale  
Tax Increment Reinvestment Zone #2  
Revenues**

| Tax Year | University Health System |                        |                    |                            |                       |                      | Edgewood Independent School District |                        |                    |                            |                                    |                      | Alamo Colleges  |                        |                    |                        |                       |                                   | Total Tax Increment | Fiscal Year |
|----------|--------------------------|------------------------|--------------------|----------------------------|-----------------------|----------------------|--------------------------------------|------------------------|--------------------|----------------------------|------------------------------------|----------------------|-----------------|------------------------|--------------------|------------------------|-----------------------|-----------------------------------|---------------------|-------------|
|          | Less Exemptions          | Year End Taxable Value | Base Taxable Value | Captured Taxable Value     | Tax Rate Contribution | Actual Tax Increment | Less Exemptions                      | Year End Taxable Value | Base Taxable Value | Captured Taxable Value     | Tax Rate Contribution <sup>1</sup> | Actual Tax Increment | Less Exemptions | Year End Taxable Value | Base Taxable Value | Captured Taxable Value | Tax Rate Contribution | Actual Tax Increment <sup>2</sup> |                     |             |
| 1998     | \$ -                     | \$ -                   | \$ -               | \$ -                       | -                     | \$ -                 | \$ -                                 | \$ -                   | \$ -               | \$ -                       | -                                  | \$ -                 | \$ -            | \$ -                   | \$ -               | \$ -                   | -                     | \$ -                              | \$ -                | 1999        |
| 1999     | -                        | 3,106,800.00           | 453,300.00         | 2,653,500.00               | 0.243869              | -                    | -                                    | 3,106,800.00           | 453,300.00         | 2,653,500.00               | 1.470600                           | -                    | -               | 3,106,800.00           | 453,300.00         | 2,653,500.00           | 0.105961              | -                                 | -                   | 2000        |
| 2000     | (168,619.00)             | 3,272,381.00           | 453,300.00         | 2,819,081.00               | 0.243869              | -                    | (168,619.00)                         | 3,272,381.00           | 453,300.00         | 2,819,081.00               | 1.470600                           | 76,117.37            | (168,619.00)    | 3,272,381.00           | 453,300.00         | 2,819,081.00           | 0.106900              | -                                 | -                   | 2001        |
| 2001     | -                        | 6,435,500.00           | 453,300.00         | 5,982,200.00               | 0.243869              | -                    | (550,000.00)                         | 5,885,500.00           | 453,300.00         | 5,432,200.00               | 1.470600                           | 80,248.30            | (5,000.00)      | 6,430,500.00           | 453,300.00         | 5,977,200.00           | 0.104600              | -                                 | -                   | 2002        |
| 2002     | -                        | 6,644,500.00           | 453,300.00         | 6,191,200.00               | 0.243869              | 41,716.50            | (710,000.00)                         | 5,934,500.00           | 453,300.00         | 5,481,200.00               | 1.470600                           | 62,402.18            | (10,000.00)     | 6,634,500.00           | 453,300.00         | 6,181,200.00           | 0.107100              | 18,692.38                         | 177,659.94          | 2003        |
| 2003     | -                        | 6,199,900.00           | 453,300.00         | 5,746,600.00               | 0.243869              | 14,090.74            | (710,000.00)                         | 5,489,900.00           | 453,300.00         | 5,036,600.00               | 1.470600                           | 74,403.96            | (10,000.00)     | 6,189,900.00           | 453,300.00         | 5,736,600.00           | 0.107050              | 6,109.89                          | 146,193.43          | 2004        |
| 2004     | (5,000.00)               | 6,194,900.00           | 453,300.00         | 5,741,600.00               | 0.243869              | 13,925.41            | (764,196.00)                         | 5,435,704.00           | 453,300.00         | 4,982,404.00               | 1.470600                           | 72,901.44            | (15,000.00)     | 6,184,900.00           | 453,300.00         | 5,731,600.00           | 0.107050              | 6,166.83                          | 144,666.05          | 2005        |
| 2005     | (10,000.00)              | 6,417,250.00           | 453,300.00         | 5,963,950.00               | 0.243869              | 14,226.58            | (856,984.00)                         | 5,570,266.00           | 453,300.00         | 5,116,966.00               | 1.470600                           | 74,092.74            | (75,000.00)     | 6,352,250.00           | 453,300.00         | 5,898,950.00           | 0.107050              | 6,223.76                          | 146,190.24          | 2006        |
| 2006     | (325,027.00)             | 6,942,903.00           | 453,300.00         | 6,489,603.00               | 0.243869              | 15,425.90            | (1,214,450.00)                       | 6,053,480.00           | 453,300.00         | 5,600,180.00               | 1.470600                           | 82,934.66            | (435,560.00)    | 6,832,370.00           | 453,300.00         | 6,379,070.00           | 0.137050              | 8,804.78                          | 164,212.23          | 2007        |
| 2007     | (450,689.00)             | 7,482,001.00           | 453,300.00         | 7,028,701.00               | 0.237408              | 16,455.06            | (1,367,027.00)                       | 6,565,663.00           | 453,300.00         | 6,112,363.00               | 1.405000                           | 85,669.33            | (580,059.00)    | 7,352,631.00           | 453,300.00         | 6,899,331.00           | 0.134550              | 9,264.79                          | 171,073.49          | 2008        |
| 2008     | (259,296.00)             | 7,593,214.00           | 453,300.00         | 7,139,914.00               | 0.261022              | 18,850.17            | (1,170,720.00)                       | 6,681,790.00           | 453,300.00         | 6,228,490.00               | 1.405000                           | 87,642.20            | (399,688.00)    | 7,452,822.00           | 453,300.00         | 6,999,522.00           | 0.135855              | 9,517.98                          | 176,332.20          | 2009        |
| 2009     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 36,549.36           | 2010        |
| 2010     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 39,198.82           | 2011        |
| 2011     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 35,550.67           | 2012        |
| 2012     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 37,091.39           | 2013        |
| 2013     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 37,911.79           | 2014        |
| 2014     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 42,092.01           | 2015        |
| 2015     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 38,065.54           | 2016        |
| 2016     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 40,148.44           | 2017        |
| 2017     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 37,693.51           | 2018        |
| 2018     |                          |                        |                    |                            |                       |                      |                                      |                        |                    |                            |                                    |                      |                 |                        |                    |                        |                       |                                   | 39,329.43           | 2019        |
|          |                          |                        |                    |                            |                       | \$ 134,690.36        |                                      |                        |                    |                            | \$ 696,412.18                      |                      |                 |                        |                    |                        |                       | \$ 64,780.41                      | \$ 1,769,226.97     |             |
|          |                          |                        |                    | Participation Level        |                       | 100%                 |                                      |                        |                    | Participation Level        |                                    | 90.2%                |                 |                        |                    |                        |                       | Participation Level               |                     | 100%        |
|          |                          |                        |                    | Tax Rate Growth Factor     |                       | 0.00%                |                                      |                        |                    | Tax Rate Growth Factor     |                                    | 0.00%                |                 |                        |                    |                        |                       | Tax Rate Growth Factor            |                     | 0.00%       |
|          |                          |                        |                    | Tax Rate Collection Factor |                       | 98.00%               |                                      |                        |                    | Tax Rate Collection Factor |                                    | 98.00%               |                 |                        |                    |                        |                       | Tax Rate Collection Factor        |                     | 98.00%      |

<sup>1</sup> Per Section 4.A of the Edgewood Interlocal Agreement, the School District agreed to participate in the Zone by contributing 90.2% of every \$1.63 of the ad valorem Tax Increment produced in the Zone. In Fiscal Year 2008 and Fiscal Year 2009, Edgewood was billed at 100% of its tax rate (\$1.40500), instead of 90.2% of every \$1.63 (\$1.4702).

<sup>2</sup> Alamo Colleges reached its Maximum Dollar Contribution of \$58,229.00 in Fiscal Year 2009 and received a \$6,551.75 refund for overpayment in Fiscal Year 2015.

**Rosedale  
Tax Increment Reinvestment Zone #2  
Reimbursements**

| Tax Year | Actual                    | Projected                 | Cumulative                | TIRZ Fund<br>Interest Rate | Actual                          | Projected                               | Actual   | Projected   | Actual  | Projected            | Actual                | Projected   | Reimbursement<br>PTEs<br>Over-collection | Annual<br>Cash Flow<br>Fund Balance | Annual<br>Cumulative<br>Fund Balance | Fiscal Year |
|----------|---------------------------|---------------------------|---------------------------|----------------------------|---------------------------------|---|--|---|---|----------------------|-----------------------|-------------|--|-------------------------------------|--------------------------------------|-------------|
|          | Tax Increment<br>Revenues | Tax Increment<br>Revenues | Tax Increment<br>Revenues |                            | Interest Earned<br>in TIRZ Fund | Administrative<br>Expenses <sup>1</sup> | Developer Project<br>Reimbursements <sup>2</sup> | Developer Interest<br>Reimbursements <sup>2</sup> | Developer Interest<br>Reimbursements <sup>2</sup> |                      |                       |             |  |                                     |                                      |             |
| 1998     | \$ -                      | \$ -                      | \$ -                      | 5.2625%                    | \$ -                            | \$ -                                    | \$ -   | \$ -  | \$ -  | \$ -                 | \$ -                  | \$ -        | \$ -                                     | \$ -                                | \$ -                                 | 1999        |
| 1999     | -                         | -                         | -                         | 6.1661%                    | -                               | -                                       | -  | -   | -   | -                    | -                     | -           | -  | -                                   | -                                    | 2000        |
| 2000     | 107,662.12                | -                         | 107,662.12                | 5.6776%                    | -                               | -                                       | -  | -   | -   | -                    | -                     | -           | -  | 107,662.12                          | 107,662.12                           | 2001        |
| 2001     | 151,606.31                | -                         | 259,268.43                | 2.5725%                    | 718.81                          | -                                       | -  | -   | -   | -                    | -                     | -           | -  | 152,325.12                          | 259,987.24                           | 2002        |
| 2002     | 177,659.94                | -                         | 436,928.37                | 1.2975%                    | 1,804.39                        | -                                       | (23,500.00)                                      | -   | (334,302.06)                                      | -                    | -                     | -           | -  | (178,337.73)                        | 81,649.51                            | 2003        |
| 2003     | 146,193.43                | -                         | 583,121.80                | 1.0900%                    | 698.15                          | -                                       | (69,500.00)                                      | -   | (157,692.29)                                      | -                    | -                     | -           | -  | (80,300.71)                         | 1,348.80                             | 2004        |
| 2004     | 144,666.05                | -                         | 727,787.85                | 2.8215%                    | 580.80                          | -                                       | (8,500.00)                                       | -   | (118,279.16)                                      | -                    | -                     | -           | -  | 18,467.69                           | 19,816.49                            | 2005        |
| 2005     | 146,190.24                | -                         | 873,978.09                | 4.6610%                    | 917.31                          | -                                       | (8,500.00)                                       | -   | (156,560.54)                                      | -                    | -                     | -           | -  | (17,952.99)                         | 1,863.50                             | 2006        |
| 2006     | 164,212.23                | -                         | 1,038,190.32              | 5.1832%                    | 3,206.54                        | -                                       | (8,500.00)                                       | -   | (7,341.26)  | -                    | (58,981.63)           | -           | -  | 92,595.88                           | 94,459.38                            | 2007        |
| 2007     | 171,073.49                | -                         | 1,209,263.81              | 3.3481%                    | 5,454.76                        | -                                       | (8,500.00)                                       | -   | -   | -                    | -                     | -           | -  | 168,028.25                          | 262,487.63                           | 2008        |
| 2008     | 176,332.20                | -                         | 1,385,596.01              | 1.4135%                    | 5,147.01                        | -                                       | (8,500.00)                                       | -   | (18,221.78)                                       | -                    | -                     | -           | -  | 154,757.43                          | 417,245.06                           | 2009        |
| 2009     | 36,549.36                 | -                         | 1,422,145.37              | 0.3922%                    | 1,056.98                        | -                                       | (8,500.00)                                       | -   | (440,344.47)                                      | -                    | -                     | -           | -  | (411,238.13)                        | 6,006.93                             | 2010        |
| 2010     | 39,198.82                 | -                         | 1,461,344.19              | 0.2696%                    | 26.11                           | -                                       | (8,500.00)                                       | -   | (35,420.43)                                       | -                    | -                     | -           | -  | (4,695.50)                          | 1,311.43                             | 2011        |
| 2011     | 35,550.67                 | -                         | 1,496,894.86              | 0.2086%                    | 27.88                           | -                                       | (8,500.00)                                       | -   | (27,514.38)                                       | -                    | -                     | -           | -  | (435.83)                            | 875.60                               | 2012        |
| 2012     | 37,091.39                 | -                         | 1,533,986.25              | 0.1838%                    | 39.80                           | -                                       | (8,500.00)                                       | -   | (27,981.35)                                       | -                    | -                     | -           | -  | 649.84                              | 1,525.44                             | 2013        |
| 2013     | 37,911.79                 | -                         | 1,571,898.04              | 0.1558%                    | 16.81                           | -                                       | (1,000.00)                                       | -   | (34,631.09)                                       | -                    | -                     | -           | -  | 2,297.51                            | 3,822.95                             | 2014        |
| 2014     | 42,092.01                 | -                         | 1,613,990.05              | 0.2303%                    | 17.31                           | -                                       | (18,000.00)                                      | -   | (17,631.65)                                       | -                    | -                     | -           | (6,551.75)                               | (74.08)                             | 3,748.87                             | 2015        |
| 2015     | 38,065.54                 | -                         | 1,652,055.59              | 0.4982%                    | 30.84                           | -                                       | (1,000.00)                                       | -   | (40,821.10)                                       | -                    | -                     | -           | -  | (3,724.72)                          | 24.15                                | 2016        |
| 2016     | 40,148.44                 | -                         | 1,692,204.03              | 0.8385%                    | 46.45                           | -                                       | (1,000.00)                                       | -   | (36,456.46)                                       | -                    | -                     | -           | -  | 2,738.43                            | 2,762.58                             | 2017        |
| 2017     | 37,693.51                 | -                         | 1,729,897.54              | 1.7620%                    | 102.67                          | -                                       | (1,000.00)                                       | -   | (31,602.54)                                       | -                    | -                     | -           | -  | 5,193.64                            | 7,956.22                             | 2018        |
| 2018     | -                         | 39,329.43                 | 1,769,226.97              | 2.6250%                    | 47.04                           | 156.64                                  | (1,000.00)                                       | (33,690.41)                                       | (6,964.03)  | 25,753.50            | -                     | (31,588.39) | (7,956.22)                               | -                                   | -                                    | 2019        |
|          | <u>\$ 1,729,897.54</u>    | <u>\$ 39,329.43</u>       |                           |                            | <u>\$ 19,939.66</u>             | <u>\$ 156.64</u>                        | <u>\$ (191,500.00)</u>                           | <u>\$ (1,000.00)</u>                              | <u>\$ (1,518,490.97)</u>                          | <u>\$ (6,964.03)</u> | <u>\$ (33,228.13)</u> | <u>\$ -</u> | <u>\$ (38,140.14)</u>                    | <u>\$ -</u>                         |                                      |             |

<sup>1</sup> On June 25, 2015, the Board approved the collection of \$17,000 of uncollected administrative expenses for Fiscal Year 2001 and Fiscal Year 2002, which were collected in Fiscal Year 2015.  
<sup>2</sup> Per Ordinance No. 94946, the maximum total payment to the developer is \$1,737,216.00, which includes maximum public improvement costs up to \$1,525,455.00 and maximum financing costs up to \$211,761.00.  
 CPPR#2 was approved for the interest expense of \$58,981.63 by the Board on July 10, 2007. After review, it was recalculated to \$33,228.13. The True-Up amount of \$25,753.50 is reclassified as a part of CPPR#6 reimbursement.



**Rosedale  
 Tax Increment Reinvestment Zone #2  
 Participation**

| Taxing Entity             | Tax Rate    | Level of Participation | Tax Rate Based on Participation | % of Project | Tax Increment Revenues <sup>1</sup> | TIF Expenses <sup>3</sup> |
|---------------------------|-------------|------------------------|---------------------------------|--------------|-------------------------------------|---------------------------|
| City of San Antonio       | \$ 0.558270 | 100.0%                 | \$ 0.558270                     | 39.63%       | \$ 701,084.91                       | \$ 689,592.82             |
| Bexar County              | 0.289399    | 100.0%                 | 0.289399                        | 9.74%        | 172,259.11                          | 172,259.11                |
| University Health System  | 0.261022    | 100.0%                 | 0.261022                        | 7.61%        | 134,690.36                          | 134,690.36                |
| Edgewood ISD <sup>2</sup> | 1.630000    | 90.2%                  | 1.470600                        | 39.36%       | 696,412.18                          | 696,412.18                |
| Alamo Colleges            | 0.135855    | 100.0%                 | 0.135855                        | 3.66%        | 64,780.41                           | 58,228.66                 |
| Total                     |             |                        | \$ 2.715146                     | 100.00%      | \$ 1,769,226.97                     | \$ 1,751,183.13           |

<sup>1</sup> Tax Increment Revenues exclude Interest Earned in TIRZ Fund.

<sup>2</sup> Per Section 4.A of the Edgewood Interlocal Agreement, the School District agreed to participate in the Zone by contributing 90.2% of every \$1.63 of the ad valorem Tax Increment produced in the Zone. In Fiscal Year 2008 and Fiscal Year 2009, Edgewood was billed at 100% of its tax rate (\$1.4050), instead of 90.2% of every \$1.63 (\$1.4702).

<sup>3</sup> TIF Expenses exclude a refund to Participating Taxing Entities.

**Rosedale  
 Tax Increment Reinvestment Zone #2  
 Collections**

| Taxing Entity            | Maximum Length of Contribution <sup>1</sup> | Maximum Dollar Contribution <sup>1</sup> | Tax Increment Revenues Collected | Refund <sup>2</sup> | Remaining Collections <sup>3</sup> |
|--------------------------|---|--|----------------------------------|---------------------|------------------------------------|
| City of San Antonio      | September 30, 2019                          | \$ 767,870.00                            | \$ 661,755.48                    | \$ -                | \$ 106,114.52                      |
| Bexar County             | September 30, 2009                          | \$ 178,876.00                            | 172,259.11                       | -                   | -                                  |
| University Health System | September 30, 2009                          | \$ 135,610.00                            | 134,690.36                       | -                   | -                                  |
| Edgewood ISD             | September 30, 2009                          | \$ 960,389.00                            | 696,412.18                       | -                   | -                                  |
| Alamo Colleges           | September 30, 2019                          | \$ 58,229.00                             | 64,780.41                        | (6,551.75)          | -                                  |
| Total                    |   | \$ 2,100,974.00                          | \$ 1,729,897.54                  | \$ (6,551.75)       | \$ 106,114.52                      |

<sup>1</sup> Maximum Length and Dollar Contribution are based on Interlocal Agreements with the Participating Taxing Entities.

<sup>2</sup> Alamo Colleges reached its Maximum Dollar Contribution of \$58,229.00 in Fiscal Year 2009 and received a \$6,551.75 refund for overpayment in Fiscal Year 2015.

<sup>3</sup> The City of San Antonio is the only taxing entity still participating in this TIRZ; therefore, no additional revenues will be collected from the other taxing entities, as of September 30, 2009.

**Rosedale  
 Tax Increment Reinvestment Zone #2  
 New Values**

| Tax Year | Villa de San Antonio Parcel A | Elderly Apartments Parcel B | Commercial Tract Parcel C | Multi-Family Project Parcel D | Lago Vista Parcel E | Apache Creek Linear Park Parcel F | W. Commerce/ Gen. McMullen Parcel G | Annual Total |
|----------|-------------------------------|-----------------------------|---------------------------|-------------------------------|---------------------|-----------------------------------|-------------------------------------|--------------|
| 1998     | \$ -                          | \$ -                        | \$ -                      | \$ -                          | \$ -                | \$ -                              | \$ -                                | -            |
| 1999     |                               |                             |                           |                               | 2,798,400           |                                   |                                     | 2,798,400    |
| 2000     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2001     | 3,023,600                     |                             |                           |                               |                     |                                   |                                     | 3,023,600    |
| 2002     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2003     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2004     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2005     | 184,320                       |                             |                           |                               |                     |                                   |                                     | 184,320      |
| 2006     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2007     | 54,580                        |                             |                           |                               |                     |                                   |                                     | 54,580       |
| 2008     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2009     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2010     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2011     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2012     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2013     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2014     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2015     |                               |                             | 3,960                     |                               |                     |                                   |                                     | 3,960        |
| 2016     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2017     |                               |                             |                           |                               |                     |                                   |                                     | -            |
| 2018     |                               |                             |                           |                               |                     |                                   |                                     | -            |
|          | \$ 3,262,500                  | \$ -                        | \$ 3,960                  | \$ -                          | \$ 2,798,400        | \$ -                              | \$ -                                | \$ 6,064,860 |