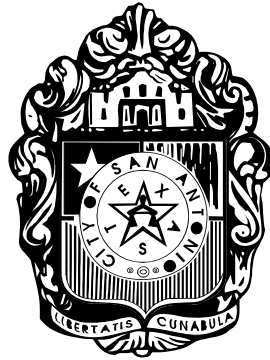


CITY OF SAN ANTONIO, TEXAS



Ridge Stone Tax Increment Reinvestment Zone Twenty-Two Finance Plan

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

**Approved: March 1, 2007
Close-Out: June 16, 2016**

Ridge Stone Subdivision

Tax Increment Reinvestment Zone #22 – Plan of Finance

Introduction

The Ridge Stone Tax Increment Reinvestment Zone (“TIRZ”) is located in the southwest section of the City of San Antonio, east of Loop 410 and south of Medina Base Road. The development is in the Southwest Independent School District and encompasses approximately 40.587 acres. The 2004 beginning appraised value was \$1,399,600 and by year-end tax year 2015 had increased to \$29,197,500.

The project included the projected construction of 234 single-family homes. As of Tax Year 2015, 233 Single Family Homes had been constructed. The Developer was Bigfish on Five, L.P. The total public infrastructure capital cost was projected to be \$3,794,160 (included Medina Base Road).

The life of the TIRZ was projected to be 19.80 years with the TIRZ expected to be in existence through fiscal year 2024. Due to Developer Default, the Ridge Stone TIRZ will be terminated upon City Council approval on June 16th, 2016 and final payments to the participating entities.

Non-Compliance with Universal Design Requirements

TIRZ creation and reimbursement for the payment of public infrastructure improvements required the development to comply with the City’s Universal Design (“UD”) requirements, (located in the City Code, Chapter 6, Article XII). According to a compromise agreement reached with the Developer, 143 units in Phase 1, 2A, and 2B did not comply with UD requirements, but only thirty-one (31) non-compliant units were deducted from the captured taxable value. The tax collections attributable to the non-compliant units was not deposited to the TIRZ fund but retained by the Participating Taxing Entities. The developer submitted their last progress report on July 15, 2010. Actual units were obtained from the Bexar Appraisal District.

Public Infrastructure

The public infrastructure improvements and related capital costs included site work, streets, drainage/retention, water, sewer, street lights, street signs, electrical, platting/zoning fees, storm water pollution prevention, park fee, drainage fees, off site drainage, sewer/water impact fees, Medina Base Road, engineering/surveying expenses, geo-technical, phase one environmental, contingency, construction management, legal and formation fees. In September 2009 an invoice, from Bigfish on Five, L.P., in the amount of \$241,022.46 was submitted to the TIF Unit for review and was placed on the TIRZ Board agenda for approval. The meeting was canceled due to a lack of quorum and therefore the item was never approved prior to Bigfish on Five, L.P. filing for bankruptcy. The Medina Base Road Improvements capital and financial costs were \$750,514.98, after FY 2015 refinancing, the costs changed to \$745,119.38. Only a

portion of the Medina Base Road Improvements was paid from the TIRZ Fund in an annual amount of \$44,147.94 from FY 2008 to FY 2016, and \$22,507.03 in FY 2016 (a part of the final payment to the City of San Antonio).

Plan of Finance

The tax year 2004 beginning appraised value of the TIRZ was \$1,399,600. However, the effect of removing values associated with the thirty-one (31) UD non-compliant lots from the aggregate captured appraised value of the project is that no positive value was captured in tax year 2005, therefore no revenues were due to the TIRZ fund until sufficient construction allowed for a positive value in tax year 2006. The captured values grew from \$4,399,010 in tax year 2006 to \$22,481,153 in tax year 2015 net of exemptions. TIRZ revenue has been used to pay for the participating taxing entities administrative fees and the City's debt service.

The taxing jurisdictions and tax year 2015 rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.55827 at 90% participation level or \$0.502443 and Bexar County at \$0.239991 at 50% participation level or \$0.119996. The participation of these taxing entities has produced total tax increment revenues of \$959,784.31 thru tax year 2015 plus interest earned in TIF Fund of \$5,029.77. Two reimbursements in the amount of \$253,185.84 and \$74,296.78 will be paid to the participating taxing entities, City of San Antonio and Bexar County respectively, as the final payments.

The TIRZ collections for this project were originally intended to be in existence until September 30, 2024 and each taxing entity has agreed to deposit its respective amount described in the table below.

TABLE – TIRZ Maximum Contributions		
Participating Taxing Entities	Maximum Dollar Contribution ¹	Max. Length of Contribution
City of San Antonio	\$ 3,739,938	September 30, 2024
Bexar County	\$ 1,028,209	September 30, 2024
Maximum Reimbursable Amount	\$ 4,768,147	

¹ Maximum Dollar Contributions are based on Interlocal Agreement executed on September 12, 2007.

Limited Obligation of the City or Participating Taxing Entities

The City and Participating Taxing Entities each had 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 were originally intended to be in existence until September 30, 2024. However, due to Developer Default, the Ridgestone TIRZ will be terminated June 30, 2016 upon City Council approval and final payments to the participating taxing entities.

Ridge Stone
Tax Increment Reinvestment Zone #22
Summary Fact Sheet

		Approved Finance Plan 2007		Close-out Finance Plan 2016				
Site Area:								
Single Family Development (Acres)		40.587		40.587				
Beginning Appraised Value (2004) In City		\$ 1,399,600.00		\$ 1,399,600.00				
Average Single Family Home Price Per Home ¹		\$ 95,000.00		\$ 95,000.00				
Projects:		Projected		Actual ²				
					Non-compliant			
<u>Phase</u>	<u>Type</u>	<u>Year</u>	<u>Units</u>	<u>Year</u>	<u>Units</u>	<u>Units</u>	<u>Net Units</u>	
Phase I	Single Family Homes	2004	18	2004	18	(16)		2
Phase II - 2A	Single Family Homes	2005	54	2005	68	(15)		53
Phase III -2B, 2C and 3	Single Family Homes	2006	162	2006	51			51
	Total		234	2007	19			19
				2008	16			16
				2009	5			5
				2010	4			4
				2011	8			8
				2012	20			20
				2013	12			12
				2014	8			8
				2015	4			4
					233	(31)		202
Phase IV	Medina Base Road	2007-2024		2007-2024				
Experience of Housing Developer								
	Bigfish on Five, L.P. San Antonio, Texas							
Assumptions:								
Captured Taxable Value		\$ 19,656,140.00		\$ 20,892,369.00				
Assessed Value Growth Factor		0.00%		0.00%				
Collection Rate		97.50%		98.00%				
Estimated Total Tax Increments Revenues		\$ 2,211,763.00		\$ 959,784.31				
Estimated TIF Life (Years) ³		19.80		11.50				
		(12/16/2004 to 9/30/2024)		(12/16/2004 to 6/16/2016)				

¹ Average single family home price provided by the Developer in 2007.

² The developer submitted their last progress report on 7/15/2010 with total units completed of 187. Actual units were obtained from the Bexar Appraisal District. 143 units in Phase 1, 2A, and 2B do not comply with UD requirements, but only 31 non-compliant units were deducted from the captured taxable value.

³ Expected close out of the TIRZ upon City Council approval in June 16, 2016 and final payments to the participating entities.

Ridge Stone
Tax Increment Reinvestment Zone #22
Sources and Uses

	Approved Finance Plan 2007					Close-out Finance Plan 2016
Sources of Funds						
Tax Increments Revenues	\$	2,211,763.00				\$ 959,784.31
Interest Earned in TIF Fund						5,029.77
Developer Contribution		2,556,384.00				-
Total Sources of Funds	\$	4,768,147.00				\$ 964,814.08
Uses of Funds	Projected					Actual ²
	Phase I	Phase II	Phase III	Phase IV	Total Infrastructure	Total Infrastructure
	2004	2005	2006	2007-2024	Improvements	Improvements
Begin Construction						
Site Work	\$ 21,750.00	19,162.00	23,375.00		\$ 64,287.00	\$ -
Streets	293,407.00	258,502.00	315,328.00		867,237.00	-
Drainage /Retention	116,232.00	49,822.00	60,775.00		226,829.00	-
Water	129,760.00	114,323.00	139,455.00		383,538.00	-
Sewer	113,361.00	99,874.00	121,830.00		335,065.00	-
Street Lights/Signs	13,050.00	11,497.00	14,025.00		38,572.00	-
Electric	26,709.00	23,531.00	28,704.00		78,944.00	-
Platting/Zoning Fees	10,655.00	8,942.00	10,412.00		30,009.00	-
Storm Water Pollution Prevention	4,350.00	3,832.00	4,675.00		12,857.00	-
Park Fee	6,111.00	5,128.00	5,971.00		17,210.00	-
Drainage Fees		16,800.00	16,800.00		33,600.00	-
Offsite Drainage		60,000.00			60,000.00	-
Sewer/Water Impact Fees	121,278.00	101,762.00	118,490.00		341,530.00	-
Medina Base Road Improvements ¹				750,514.98	750,514.98	745,119.38
Hard Costs:	\$ 856,663.00	\$ 773,175.00	\$ 859,840.00	\$ 750,514.98	\$ 3,240,192.98	\$ 745,119.38
Engineering/Surveying Fees	\$ 80,941.00	\$ 65,002.00	\$ 79,291.00	\$ -	\$ 225,234.00	\$ -
Geotechnical	5,000.00	2,500.00	2,500.00	-	10,000.00	-
Phase One Environmental	3,000.00	-	-	-	3,000.00	-
Contingency	34,267.00	46,391.00	51,591.00	-	132,249.00	-
Construction Management	42,833.00	38,659.00	42,992.00	-	124,484.00	-
Legal/Formation Expense	59,000.00	-	-	-	59,000.00	-
Soft Costs:	\$ 225,041.00	\$ 152,552.00	\$ 176,374.00	\$ -	\$ 553,967.00	\$ -
Total Infrastructure	\$ 1,081,704.00	\$ 925,727.00	\$ 1,036,214.00	\$ 750,514.98	\$ 3,794,159.98	\$ 745,119.38
Total Infrastructure	\$ 3,794,160.00					\$ 745,119.38
Financial Cost to Ridge Stone	\$ 613,987.00					\$ -
Total Payments to Ridge Stone ²	\$ 3,657,632.00					\$ -
Administrative Expenses	\$ 360,000.00					\$ 240,000.00
Medina Base Road Improvements ¹	\$ 750,515.00					\$ 419,838.49
Reimbursement to Taxing Entities	\$ -					\$ 304,975.59
Total Uses of Funds	\$ 4,768,147.00					\$ 964,814.08
Project Financing Surplus (Shortage)						\$ -

¹ The Medina Base Road Improvements capital and financial costs were \$750,514.98, after FY 2015 refinancing, the costs changed to \$745,119.38.

The costs were paid from the TIRZ Fund in an annual amount of \$44,147.94 from FY 2008 to FY 2016, and an additional transfer of \$22,507.03 in FY 2016.

The balance of \$325,280.89 will be paid from the City's Debt Service after the TIRZ Termination in FY 2016.

² Invoice 1 was submitted to TIF Unit for review, of which \$241,022.46 was placed on the TIRZ Board agenda for approval.

The meeting was canceled due to a lack of quorum and therefore the item was never approved prior to Bigfish on Five, L.P. filing for bankruptcy.

**Ridge Stone
Tax Increment Reinvestment Zone #22
Revenues**

Tax Year	Tax Increment Zone					City of San Antonio						Bexar County						Total Tax	Fiscal
	Beginning Appraised	Appraisal		Captured Value of Non-Compliant	Year-End Appraised	Tax	Year End	Captured	Tax Rate	Actual Tax	Projected Tax	Tax	Year End	Captured	Tax Rate	Actual Tax	Projected Tax	Increments	Year
	Value	New Values	Growth	Accounts	Value	Exemptions	Taxable Value	Taxable Value	Contribution ¹	Increments	Increments	Exemptions	Taxable Value	Taxable Value	Contribution ²	Increments	Increments		
2004	\$ -	\$ -	\$ -	\$ -	\$ 1,399,600.00	\$ -	\$ 1,399,600.00	\$ -	0.520686	\$ -	\$ -	\$ -	\$ 1,399,600.00	\$ -	0.140760	\$ -	\$ -	\$ -	2005
2005	1,399,600.00	1,188,400.00	-	-	2,588,000.00	-	2,588,000.00	-	0.520686	-	-	-	2,588,000.00	-	0.143704	-	-	-	2006
2006	2,588,000.00	5,873,220.00	579,840.00	3,099,950.00	9,041,060.00	(142,500.00)	8,898,560.00	4,399,010.00	0.520686	-	-	(105,000.00)	8,936,060.00	4,436,510.00	0.143151	-	-	-	2007
2007	9,041,060.00	6,043,720.00	2,770,470.00	3,715,610.00	17,855,250.00	(763,025.00)	17,092,225.00	11,977,015.00	0.515070	79,503.42	-	(675,242.00)	17,180,008.00	12,064,798.00	0.132797	20,526.69	-	100,030.11	2008
2008	17,855,250.00	2,497,490.00	1,512,300.00	3,907,320.00	21,865,040.00	(851,486.00)	21,013,554.00	15,706,634.00	0.510426	81,869.45	-	(696,375.00)	21,168,665.00	15,861,745.00	0.125460	23,178.62	-	105,048.07	2009
2009	21,865,040.00	1,785,380.00	(1,393,920.00)	3,628,570.00	22,256,500.00	(616,459.00)	21,640,041.00	16,611,871.00	0.509121	85,455.77	-	(484,308.00)	21,772,192.00	16,744,022.00	0.125460	18,863.15	-	104,318.92	2010
2010	22,256,500.00	427,380.00	(2,352,910.00)	3,174,840.00	20,330,970.00	(825,459.00)	19,505,511.00	14,931,071.00	0.509121	75,147.63	-	(670,653.00)	19,660,317.00	15,085,877.00	0.125460	18,685.44	-	93,833.07	2011
2011	20,330,970.00	414,620.00	(1,806,300.00)	2,857,470.00	18,939,290.00	(1,087,030.00)	17,852,260.00	13,595,190.00	0.509121	69,481.37	-	(892,030.00)	18,047,260.00	13,790,190.00	0.125460	17,442.85	-	86,924.22	2012
2012	18,939,290.00	457,450.00	237,970.00	2,854,430.00	19,634,710.00	(1,145,867.00)	18,488,843.00	14,234,813.00	0.509121	72,333.12	-	(898,367.00)	18,736,343.00	14,482,313.00	0.125460	18,116.24	-	90,449.36	2013
2013	19,634,710.00	1,669,620.00	3,098,790.00	3,232,226.00	24,403,120.00	(1,860,615.00)	22,542,505.00	17,910,679.00	0.509121	90,886.90	-	(1,635,615.00)	22,767,505.00	18,135,679.00	0.125460	22,662.97	-	113,549.87	2014
2014	24,403,120.00	1,083,900.00	1,858,290.00	3,357,837.00	27,345,310.00	(1,695,504.00)	25,649,806.00	20,892,369.00	0.509121	105,572.07	-	(1,455,504.00)	25,889,806.00	21,132,369.00	0.122369	25,700.96	-	131,273.03	2015
2015	27,345,310.00	777,710.00	1,074,480.00	3,501,180.00	29,197,500.00	(1,706,724.00)	27,381,933.00	22,481,153.00	0.502443	108,044.77	-	(1,560,567.00)	27,636,933.00	22,736,153.00	0.119996	26,312.89	-	134,357.66	2016
		\$ 22,218,890.00								\$ 768,294.50	\$ -					\$ 191,489.81	\$ -	\$ 959,784.31	
	Existing Annual Value Growth Factors					Participation Level						Participation Level						50.00%	
	Years					Tax Rate Growth Factor						Tax Rate Growth Factor						0.00%	
	Thereafter					Tax Rate Collection Factor						Tax Rate Collection Factor						98.00%	
	Combined Compound Growth Rate																		

¹ City of San Antonio is participating at 90% of their tax rate.

² Bexar County is participating at 50% of the Operation and Maintenance portion of their tax rate.

³ Expected close out of the TIRZ upon City Council approval in June 16, 2016 and final payments to the participating taxing entities.

**Ridge Stone
Tax Increment Reinvestment Zone #22
Reimbursements**

	Actual Tax	Projected	Cumulative Tax		Actual	Projected	Actual	Projected	Actual	Projected	Close-out			Fiscal Year		
Tax	Increments	Increments	Increments	TIF Fund	Interest Earned		Administrative		Medina Base Road		Additonal	CoSA	Bexar County	Cash Flow	Fiscal Year	Fiscal
Year	Revenues	Revenues	Revenues	Interest Rate	in TIF Fund		Expenses ¹		Debt Service Transfers ²		DS Transfer	Reimbursement	Reimbursement	Balance	Fund Balance	Year
2004	\$ -	\$ -	\$ -	2.8215%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	2005
2005	-	-	-	4.6610%	-	-	-	-	-	-		-	-	-	-	2006
2006	-	-	-	5.1832%	-	-	-	-	-	-		-	-	-	-	2007
2007	100,030.11	-	100,030.11	3.3481%	1,136.76	-	(100,539.39)	-	-	-		-	-	627.48	627.48	2008
2008	105,048.07	-	205,078.18	1.4135%	736.88	-	(19,460.61)	-	-	-		-	-	86,324.34	86,951.82	2009
2009	104,318.92	-	309,397.10	0.3922%	584.23	-	-	-	(132,443.82)	-		-	-	(27,540.67)	59,411.15	2010
2010	93,833.07	-	403,230.17	0.2696%	367.96	-	-	-	(44,147.94)	-		-	-	50,053.09	109,464.24	2011
2011	86,924.22	-	490,154.39	0.2086%	351.01	-	(52,000.00)	-	(44,147.94)	-		-	-	(8,872.71)	100,591.53	2012
2012	90,449.36	-	580,603.75	0.1838%	588.01	-	(21,000.00)	-	(44,147.94)	-		-	-	25,889.43	126,480.96	2013
2013	113,549.87	-	694,153.62	0.1558%	179.51	-	(17,000.00)	-	(44,147.94)	-		-	-	52,581.44	179,062.40	2014
2014	131,273.03	-	825,426.65	0.2303%	499.60	-	(13,000.00)	-	(44,147.94)	-		-	-	74,624.69	253,687.09	2015
2015	134,357.66	-	959,784.31	0.4571%	528.96	56.85	(13,000.00)	(4,000.00)	(44,147.94)	(22,507.03)	(230,678.81)	(74,296.78)	(253,687.09)	-	-	2016
	<u>\$ 959,784.31</u>	<u>\$ -</u>			<u>\$ 4,972.92</u>	<u>\$ 56.85</u>	<u>\$ (236,000.00)</u>	<u>\$ (4,000.00)</u>	<u>\$ (353,183.52)</u>	<u>\$ (44,147.94)</u>	<u>\$ (22,507.03)</u>	<u>\$ (230,678.81)</u>	<u>\$ (74,296.78)</u>	<u>\$ 0.00</u>		

¹ Administrative expenses thru FY 2016 include startup fees for all taxing entities, \$2,000 annually for Bexar County, and \$13,000 annually for the City.

² The Medina Base Road Improvements capital and financial costs were \$750,514.98, after FY 2015 refinancing, the costs changed to \$745,119.38.

The costs were paid from the TIRZ Fund in an annual amount of \$44,147.94 from FY 2008 - FY 2016, and an additional transfer of \$22,507.03 in FY 2016.

The balance of \$325,280.89 will be paid from the City's Debt Service after the TIRZ Termination in FY 2016.

**Ridge Stone
Tax Increment Reinvestment Zone #22
Participation**

Entity	Tax Rate	Level of Participation ¹	Tax Rate Based on Participation	% of Project	Tax Increments Revenues ²	TIF Expenses
City of San Antonio	\$ 0.558270	90%	\$ 0.502443	80.72%	\$ 768,294.50	\$ 778,814.42
Bexar County	0.239991	50%	0.119996	19.28%	191,489.81	185,999.66
Total	\$ 0.798261		\$ 0.622439	100.00%	\$ 959,784.31	\$ 964,814.08

¹ City of San Antonio is participating at 90% of their tax rate. Bexar County is participating at 50% of the Operation and Maintenance portion of their tax rate.

² Does not include Interest Earned in TIF Fund.

**Ridge Stone
Tax Increment Reinvestment Zone #22
Collections and Reimbursement**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution	Tax Increments Revenues ² Collected	Remaining Collections/ (Refund)	Administrative Expenses	Net Contributions	Percent Allocated	Net Reimbursement
City of San Antonio	September 30, 2024	\$ 3,739,938.00	\$ 768,294.50	\$ 2,971,643.50	\$ 211,809.42	\$ 556,485.08	77.31%	\$ 253,185.84 ¹
Bexar County	September 30, 2024	1,028,209.00	191,489.81	836,719.19	28,190.58	163,299.23	22.69%	74,296.78
Total		\$ 4,768,147.00	\$ 959,784.31	\$ 3,808,362.69	\$ 240,000.00	\$ 719,784.31		\$ 327,482.62

¹ Includes an additional Debt Service Transfer of \$22,507.03 and a General Fund Reimbursement of \$230,678.81 in FY2016.

² Does not include Interest Earned in TIF Fund.

Ridge Stone
Tax Increment Reinvestment Zone #22
New Values

Tax Year	Phase I 2005	Phase II - 2A 2006	Phase III -2B, 2C and 3 2007	Phase IV 2008	Total	Cumulative Total	Fiscal Year
2005	1,188,400				1,188,400	1,188,400	2006
2006	5,873,220				5,873,220	7,061,620	2007
2007	1,304,480	3,793,800	945,440		6,043,720	13,105,340	2008
2008	2,730		2,494,760		2,497,490	15,602,830	2009
2009			1,785,380		1,785,380	17,388,210	2010
2010			100,840	326,540	427,380	17,815,590	2011
2011				414,620	414,620	18,230,210	2012
2012	2,030		56,480	398,940	457,450	18,687,660	2013
2013			243,110	1,426,510	1,669,620	20,357,280	2014
2014				1,083,900	1,083,900	21,441,180	2015
2015				777,710	777,710	22,218,890	2016
	<u>\$ 8,370,860</u>	<u>\$ 3,793,800</u>	<u>\$ 5,626,010</u>	<u>\$ 4,428,220</u>	<u>\$ 22,218,890</u>		

\$ -	Commercial New Value
\$ 22,218,890	Residential New Value
\$ -	Multi Family New Value
<u>\$ 22,218,890</u>	<u>Total New Value*</u>

* Does not include the Medina Base Road Improvements.