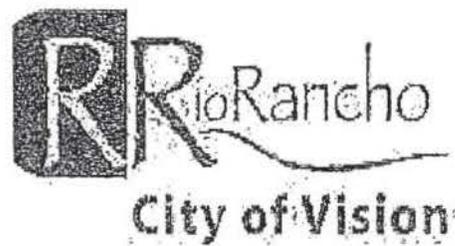


ATTACHMENT III

FEASIBILITY STUDY



STONEGATE COMMUNITIES
TAX INCREMENT DEVELOPMENT DISTRICT

Dated: April 10, 2013

Submitted by:
Stonegate Communities

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EXHIBITS

- Exhibit A** Fiscal Impact Analysis
- Exhibit B** TIDD Financing Analysis
- Exhibit C** Cash Flow Analysis
- Exhibit D** Market Study

I. INTRODUCTION

Pursuant to the provisions of the Tax Increment for Development Act, Sections 5-15-1 *et seq.* NMSA 1978, as amended (the "Act"), and in connection with the proceedings for STONEGATE COMMUNITIES TAX INCREMENT DEVELOPMENT DISTRICT (hereinafter referred to as the ("District" or "TIDD"), petitioner Stonegate Communities ("Petitioner") submits this Feasibility Study of the District (the "Feasibility Study", or "Study").

The proposed TIDD will encompass 823 single family residences within Stonegate Communities ("Stonegate"), 124 single family residences within Milagro Mesa ("Milagro"), 139 single family residential units, 95 townhome residential units, 238 multi-family residential units, and 9.86 acres of commercial property located within Tierra del Oro ("Tierra"); collectively ("TIDD Development"). The TIDD Development is located within the City of Rio Rancho ("City") and County of Sandoval ("County").

This Feasibility Study analyzes the public financing associated with the TIDD. Other public improvements and private improvements will be financed separately through a combination of loans, equity and Public Improvement District ("PID") financing. Pursuant to Section 5-15-4(D) of the Act and Section 3.4 & Section 5.3 of the City of Rio Rancho Tax Increment Development District Guidelines and Application Procedures, ("City Policy"), the Feasibility Study contains the following:

- i. Analysis of the direct and indirect benefits of the development to be served by the tax increment financing;
- ii. Analysis of the costs of the proposed development project to the City, including the effect of dedication on increment and impacts on the City or City's General Fund;
- iii. Sensitivity analysis evaluating project feasibility if the county gross receipts tax increment dedicated is 75%, 50%, 35%, 25%, or 0% of the amount requested from the county;
- iv. Projected amount and timing of the bond issuance, including the necessity of a contribution agreement;
- v. Projected market absorption; and
- vi. Estimate of Petitioner's public improvement costs in excess of TIDD funded public improvement costs.

The results of this Study indicate that the TIDD Development will assist to achieve City objectives by expanding the City's economy and tax base, creating job opportunities for residences located within the City as a result of temporary construction jobs as well as permanent retail and indirect job growth, provide housing choices for current residents and attract new residents into the City limits, create demand for additional retail and commercial services to succeed by increasing the gross receipts tax base, and increasing student generation rates in local schools.

The proposed financing plan satisfies the minimum size requirements outlined in Section 1.2 of the City Policy, based on the estimated TIDD infrastructure costs in excess of \$5.0 million. The TIDD will be self-supporting with regard to financing, operations and maintenance of TIDD improvements with no impact of City funds. TIDD infrastructure costs will be financed by use of "sponge bonds" which will be sized in an amount equal to accrued non-recurring gross receipts tax and a portion of recurring gross receipts tax, net of associated interest or issuance costs. Operations and maintenance costs will be mitigated thru excess gross receipts tax as well as other project generated tax revenues (see Section III, Fiscal Impact Analysis).

II. DIRECT AND INDIRECT BENEFITS OF THE TIDD PROJECT

The TIDD Development is anticipated to be constructed over an 8 year period. The Feasibility Study is consistent with the market demand forecast analyzed in the Market Study attached as Exhibit D.

A. Wage, Salary, and Employment Benefits

The TIDD Development is estimated to generate 1,598 new jobs during construction of the TIDD development. Projected permanent on-site jobs at the non-residential portion of the TIDD Development are estimated at 248 workers. In addition, the TIDD Development is estimated to create one-time, construction employment of 1,042 jobs. A list of the top ten sector of employment is listed below.

TABLE 1
Top Ten Employment

Top 10 Employment		
Description	Total Employment	Labor Income
Construction of new residential permanent site single- and multi-family structures	504	\$ 47,341,302
Construction of new nonresidential commercial and health care structures	138	7,215,887
Retail Stores - General merchandise	64	1,765,268
Food services and drinking places	47	964,246
Architectural, engineering, and related services	45	2,971,873
Retail Stores - Food and beverage	36	1,223,588
Retail Stores - Motor vehicle and parts	31	1,835,580
Real estate establishments	22	233,028
Retail Stores - Building material and garden supply	20	741,652
Retail Stores - Health and personal care	19	577,102
Total (a)	1,327	\$ 64,972,126

(a) Total only includes top ten employment job industries as projected by IMPLAN. When other industry jobs not listed above are included, TIDD Development employment totals 1,598.

B. Infrastructure Benefits

The TIDD Development will consist of the following TIDD financed public infrastructure:

- Montoyas Arroyo Sanitary Sewer Interceptor:
 - Construction of sanitary sewer trunk line in or adjacent to the Montoyas Arroyo, City of Rio Rancho, from the Sportsplex Dam upstream to Northern Boulevard. The line length is approximately 8,107' ranging from 18" to 30" in diameter of fused HDPE pipe. The anticipated completion date is March 2013.

- Edinburg Regional Storm Drain:
 - Construction of a RCP or HDPE regional storm drain in Edinburg Street from the Regional Detention Facility at Cardiff northward to Montezuma Boulevard. The line length is approximately 3,200' ranging from 24" to 90" in diameter.
 - There are four components of the allocable TIDD improvements for the improvement. The components include (i) the southerly portion of the Edinburg Storm Drain extending from Cardiff Avenue to Northern Boulevard, (ii) the northerly portion of the Edinburg Storm Drain extending from Cardiff Avenue to Montezuma Boulevard, (iii) the land underlying the regional pond located at the northwest corner of Cardiff Avenue and Edinburg Street, and (iv) the associated regional pond improvements.
 - The anticipated completion date of the 1st phase (50% of frontage) is June 2013. The last phase is anticipated for completion by June 2020.
- Montezuma Boulevard :
 - The Western portion of Montezuma Boulevard from Unser Boulevard on the west to Dinadan Road and the north ½ section of Montezuma Boulevard from Dinadan Road to Edinburg Street.
- Cardiff Avenue:
 - Construction from the phase 1 entrance to Dinadan Road.

The anticipated completion date is for all roadway improvements is 2019.

Total estimated TIDD infrastructure costs are \$6.4 million. Detailed descriptions and estimated cost of the public improvements are included in Sections V and V of the TIDD Plan. While the TIDD will not finance any development impact fees, Petitioner has entered into a Development Agreement with the City to secure development impact fee credits.

C. Gross Receipts Tax Impacts

Petitioner requests the TIDD be granted a 75% allocation of each of the City's (a) general purposes municipal gross receipts taxes referenced in Section 5-15-15(B)(1) of the Act, (b) municipal infrastructure gross receipts taxes referenced in Section 5-15-15(B)(3) of the Act, (c) state shared gross receipts taxes distributed to the City pursuant to Section 7-1-6.4 NMSA 1978, as provided in Section 5-15-15(B)(6) of the Act, and excluding (d) the amounts of the state shared gross receipts tax revenues, municipal gross receipts tax revenues and infrastructure gross receipts tax revenues, which would have been remitted to the City but for the deduction provided by Section 7-9-92 NMSA 1978 (the offset for the food tax deduction) and Section 7-9-93 NMSA 1978 (the offset for the healthcare practitioner services deduction), distributed to the City pursuant to Section 7-1-6.46 NMSA 1978, also as provided in Section 5-15-15(B)(6) of the Act.

Total gross receipts taxes in the City are currently 7.4375%. City gross receipts tax is 1.9375% and the State-shared gross receipts tax is 1.2250% for a total of 3.1625%. Petitioner also requests County share of gross receipts tax. The County rate is .375%; however Petitioner request is limited to County GRT associated with infrastructure which amounts to .125%. As shown in Table 1 below, the gross receipts tax proposed to be passed through to the TIDD is 2.2313% or 2.1853% after the State Tax and Revenue Department's 3.5% deduction for administrative expenses. This equates to a seventy-five percent (75.00%) TIDD pledge of (i) the local option gross receipts tax for general purposes and infrastructure, (ii) the State-shared gross receipts tax of 1.2250%, and (iii) the County gross receipts tax of .1250%.

**TABLE 2
Pledged Gross Receipts Tax Calculation**

Taxing Agency	Gross Receipts Tax			
	Rate	Adjusted for Dedications	75% Pledged to TIDD	Net to TIDD after 35% State Administrative Fee
City of Rio Rancho				
City GRT, General Purpose	1.5000%	1.5000%	1.12500%	1.0856%
City GRT, Infrastructure	0.1250%	0.1250%	0.0938%	0.0905%
State Shared GRT	1.2250%	1.2250%	0.9188%	0.9188%
City GRT Environmental	0.0625%	0.0000%	0.0000%	0.0000%
City GRT Higher Ed	0.2500%	0.0000%	0.0000%	0.0000%
Subtotal	3.1525%	2.8500%	2.1375%	2.0948%
Sandoval County				
County GRT, General Purpose	0.1250%	0.0000%	0.0000%	0.0000%
County GRT, Infrastructure	0.0625%	0.0625%	0.0469%	0.0452%
County GRT, Infrastructure	0.0625%	0.0625%	0.0469%	0.0452%
Transportation District	0.1250%	0.0000%	0.0000%	0.0000%
Subtotal	0.3750%	0.1250%	0.0938%	0.0905%
State of New Mexico				
State - General Fund	3.9000%	0.0000%	0.0000%	0.0000%
Total	7.4375%	2.9750%	2.2313%	2.1853%

Summary of Increment	One-Time	Recurring	Total
GRT - City & County (a) (b)	\$4,347,977	\$5,857,566	\$10,205,543

State Rate:

January 1, 2013 to June 30, 2013, total rate is 5.125%. From the state rate, 1.225% of the taxable gross receipts within a municipality are distributed to the municipality.

(a) Captures year following absorption period.

(b) Recurring GRT is amount of increment for years 2018/19 – 2024/25.

The Gross Receipts Tax calculation above in Table 2 are based on a 75% TIDD pledge from the City and a 75% TIDD pledge from the county. A sensitivity analysis has been prepared to evaluate the impact of a reduced County pledge if the county gross receipts tax increment dedicated is 75%, 50%, 35%, 25%, or 0% of the amount requested from the county. Sensitivity analysis calculations are shown below in Table 3.

TABLE 3

Sensitivity Analysis
Pledged Gross Receipts Tax Calculation

Taxing Agency	Gross Receipts Tax				
	Net to TIDD after 3.5% State Administrative Fee				
	Sensitivity County Pledge 75%	Sensitivity County Pledge 50%	Sensitivity County Pledge 35%	Sensitivity County Pledge 25%	Sensitivity County Pledge 0%
City of Rio Rancho					
City GRT, General Purpose	1.0856%	1.0856%	1.0856%	1.0856%	1.0856%
City GRT, Infrastructure	0.0905%	0.0905%	0.0905%	0.0905%	0.0905%
State Shared GRT	0.9188%	0.9188%	0.9188%	0.9188%	0.9188%
City GRT Environmental	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
City GRT Higher Ed	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Subtotal	2.0948%	2.0948%	2.0948%	2.0948%	2.0948%
Sandoval County					
County GRT, General Purpose	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
County GRT, Infrastructure	0.0452%	0.0302%	0.0211%	0.0151%	0.0000%
County GRT, Infrastructure	0.0452%	0.0302%	0.0211%	0.0151%	0.0000%
Transportation District	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Subtotal	0.0905%	0.0603%	0.0422%	0.0302%	0.0000%
State of New Mexico					
State - General Fund	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Total	2.1853%	2.1552%	2.1371%	2.1250%	2.0948%
Summary of Increment	GRT Total				
GRT - City & County (Recurring)	\$5,857,566	\$5,776,735	\$5,728,236	\$5,695,903	\$5,615,072
Summary of Increment	GRT Total				
GRT - City & County (Total)	\$13,205,543	\$13,034,712	\$9,980,213	\$9,923,880	\$9,783,048

Recurring Gross Receipts Tax Impacts

The commercial component of the TIDD Development is expected to generate approximately \$273 thousand in recurring gross receipts tax annually to the City's General Fund, after the pledge allocation to the TIDD. The recurring gross receipts tax pass-through to the TIDD is \$837 thousand annually after the State Tax and Revenue Department's 3.5% deduction for administrative expenses. After the TIDD proceeds reach an amount necessary to support the TIDD improvement costs, 100% of recurring gross receipts will be allocated to the City general fund, estimated to be \$1.1 million annually. Development assumptions and GRT calculations are shown in Table 4 below.

TABLE 4
Recurring Gross Receipts Tax Increment

Source	Building Square Footage (20 FAR)	GRT Rate Building Square Footage	Agency Rate	Annual Gross Receipts	Gross Receipts Tax				
					Total	City	County	TIDD	State & Revenue
Commercial - Retail	111,670	\$ 381	10%	\$ 38,191,786	\$ 1,187,045	\$ 272,829	\$ 59,831	\$ 836,795	\$ 17,590
Sub Total				\$ 38,191,786	\$ 1,187,045	\$ 272,829	\$ 59,831	\$ 836,795	\$ 17,590
Total					\$ 1,187,045	\$ 272,829	\$ 59,831	\$ 836,795	\$ 17,590

(a) Excludes City's local option gross receipts taxes for environmental and higher education and County gross receipts taxes for transportation.

One-Time Gross Receipts Tax Impacts

One-time gross receipts taxes to the City's General Fund from construction are estimated at \$1,417,616. The one-time gross receipts tax pass-through to the TIDD is \$4,347,977 after the State Tax and Revenue Department's 3.5% deduction for administrative expenses. Development assumptions and GRT calculations are shown in Table 5 below.

TABLE 5
One Time Gross Receipts Tax Increment

Source	Non-Residential Square Feet	Residential Units	Construction Costs / Gross Receipts		Gross Receipts Tax at 16%					
			Residential Units / Non-Residential	Total	Total	City	County	TIDD	State & Revenue	
Vertical Construction										
Stonegate		823	\$ 115,750	\$ 95,251,250	\$ 55,262,250	\$ 2,553,130	\$ 678,744	\$ 146,847	\$ 2,081,778	\$ 43,761
Milagro Mesa		124	\$ 115,750	\$ 14,353,000	\$ 14,353,000	\$ 444,948	\$ 102,165	\$ 22,427	\$ 313,658	\$ 6,593
Tierra del Oro (SP)		139	\$ 115,750	\$ 16,089,250	\$ 16,089,250	\$ 498,757	\$ 114,636	\$ 25,139	\$ 351,600	\$ 7,391
Tierra del Oro (TH)		95	\$ 107,000	\$ 10,165,000	\$ 10,165,000	\$ 315,115	\$ 72,426	\$ 15,883	\$ 222,137	\$ 4,679
Tierra del Oro (MF)		238	\$ 70,000	\$ 16,660,000	\$ 16,660,000	\$ 516,460	\$ 118,703	\$ 26,031	\$ 364,073	\$ 7,653
Tierra del Oro - Retail	111,670		\$ 120	\$ 13,400,450	\$ 13,400,450	\$ 415,414	\$ 95,478	\$ 20,938	\$ 292,842	\$ 6,156
Infrastructure										
Public				\$ 33,033,668	\$ 33,033,668	\$ 1,024,044	\$ 235,365	\$ 51,615	\$ 721,889	\$ 15,175
Private				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total				\$ 198,963,617	\$ 198,963,617	\$ 6,167,872	\$ 1,417,616	\$ 310,881	\$ 4,347,977	\$ 91,299

(a) Excludes City's local option gross receipts taxes for environmental and higher education.

(b) County share reflects balance after County TIDD pledge of 75% and excludes County gross receipts taxes for transportation.

D. Property Tax Impacts

Property tax increment will not be pledged to the TIDD. The City property tax rate for residential property is currently 8.607 mils or 0.8607% of assessed value. The City property tax rate for non-residential property is currently 6.776 mils or 0.6776% of assessed value.

taxing Agency	Residential			Non-Residential		
	Property Tax Rate	Adjusted for Bond Pledges (a)	Available for TIDD (b)	Property Tax Rate	Adjusted for Bond Pledges (a)	Available for TIDD (b)
State	0.1360%	0.0000%	0.0000%	0.1360%	0.0000%	0.0000%
County	0.6995%	0.5964%	0.0000%	1.1061%	1.0030%	0.0000%
City	0.8607%	0.6990%	0.0000%	0.6776%	0.5159%	0.0000%
School	1.0785%	0.0247%	0.0000%	1.0843%	0.0305%	0.0000%
Central NM CC	0.3344%	0.2794%	0.0000%	0.3550%	0.3000%	0.0000%
SSCAFCA	0.1867%	0.0844%	0.0000%	0.1929%	0.0906%	0.0000%
Contracting Hospitals	0.4250%	0.4250%	0.0000%	0.4250%	0.4250%	0.0000%
Grand Total	3.7208%	2.1089%	0.0000%	3.9769%	2.3550%	0.0000%

(a) Includes only property tax included for operation.

(b) Assumes none of the property tax increment will be made available for TIDD bonds.

Recurring property taxes to the City for the TIDD Project at build-out are estimated at \$548,947. Development assumptions and property tax calculations are shown in Table 6 below.

TABLE 6

Recurring Property Tax Increment at Build Out

Category	Subcategory	Area	Residential		Non-Residential		Total		Appraised Value	Assessed Value	TIDD	TIDD
			Value	Tax	Value	Tax	Value	Tax				
Medical Construction	Stonegate	833	\$ 115,750	\$ 95,342,250	\$ 30,220,938	\$ 30,220,938	\$ 125,483,188	\$ 41,827,728	\$ 1,556,325	\$ 252,374	\$ -	\$ -
	Milagro Mesa	124	\$ 115,750	\$ 14,353,000	\$ 4,553,337	\$ 4,553,337	\$ 18,906,337	\$ 6,301,312	\$ 234,489	\$ 44,051	\$ -	\$ -
	Tierra del Oro (SF)	139	\$ 115,750	\$ 16,085,250	\$ 5,104,144	\$ 5,104,144	\$ 21,189,394	\$ 7,044,465	\$ 252,855	\$ 49,381	\$ -	\$ -
	Tierra del Oro (TH)	95	\$ 107,000	\$ 10,165,000	\$ 1,744,232	\$ 1,744,232	\$ 11,909,232	\$ 3,969,741	\$ 147,705	\$ 37,744	\$ -	\$ -
	Tierra del Oro (MH)	218	\$ 70,000	\$ 16,640,000	\$ 2,500,000	\$ 2,500,000	\$ 19,160,000	\$ 6,349,647	\$ 237,635	\$ 44,643	\$ -	\$ -
Tierra del Oro - Retail	111,670		\$ 110.0	\$ 11,400,450	\$ 1,116,837	\$ 1,126,837	\$ 14,527,287	\$ 4,842,429	\$ 152,579	\$ 14,982	\$ -	\$ -
Infrastructure	Public		\$ 11,033,668	\$ 33,832,668			\$ 33,832,668	\$ 1,013,223	\$ 409,706	\$ 76,948	\$ -	\$ -
	Private											
Less 2% County											\$ 11,203	\$ -
Total				\$ 195,998,617	\$ 45,149,478	\$ 45,249,479	\$ 244,243,095	\$ 81,406,355	\$ 3,041,299	\$ 548,947	\$ -	\$ -

(a) Includes only property tax included for operation. Residential City rate = 0.6990%; Non-Residential City rate = 0.5159%. Property tax calculated for Infrastructure is based on the residential rate.

(b) Assumes none of the property tax increment will be made available for TIDD bonds.

(c) Based lot values of \$60,000, per the Market Study, adjusted down to exclude improvement values. Multi-family and retail property land value is estimated separately at approximately \$225,000 / acre.

III. FISCAL IMPACT ANALYSIS

A. Background

This fiscal impact analysis ("FIA") provides a comprehensive analysis of the short and long term annual fiscal impacts to the General Fund of the City of Rio Rancho (the "City") resulting from the incremental demand of the TIDD Development. The types of services that residents and employees currently receive from the City were examined. Also U.S. Census Bureau data was reviewed. Information regarding gross receipts by geographic area was collected from the State of New Mexico Taxation & Revenue Department. As there are a variety of generally accepted methods in which to prepare a FIA, the goal of this FIA is to meet the requirements of the City Policy. It should be noted that any FIA is only as accurate as the assumptions and methodologies used to calculate its results and actual results will vary from these estimates as events and circumstances occur in a manner different than described in the FIA.

B. Project Description

The TIDD Development will encompass 823 single family residences within Stonegate Communities ("Stonegate"), 124 single family residences within Milagro Mesa ("Milagro"), 139 single family residential units, 95 townhome residential units, 238 multi-family residential units, and 9.86 acres of commercial property located within Tierra del Oro ("Tierra").

The TIDD Development will include an area of commercial property located within Tierra. The estimated building square footage for this retail use is 111,670. Total permanent employment at build-out is estimated at 248 jobs.

C. Scope and Methodology

1. Scope of Analysis

The FIA describes the TIDD Development and related development absorption, scope, methodologies and assumptions applied in the FIA; a description of the FIA methods for calculating revenue and expenditures and the conclusions of the FIA. Fiscal impacts resulting from land development are labeled as either annual or one-time impacts. This FIA focuses primarily on the annual impacts to the City. All one-time revenue generators and secondary economic benefits produced by the substantial increase in construction activity associated with the TIDD Development have been excluded. The FIA's scope is to analyze the incremental impacts of the TIDD Development on the City's general fund and does not intend to examine the fiscal impacts to the City's enterprise funds, special funds, or other public agencies that would provide support services to the TIDD Development.

The General Fund receives revenue from a property taxes, gross receipts tax, franchise fees, license and permits and charges for services. According to the 2010/2011 budget dated June 22, 2010 (the "Budget"), the three primary sources of revenue for the City General Fund are gross receipts tax, property tax and franchise fees which pay for fire safety, parks and recreation and administrative services. The three largest service categories for the City are fire, police and public works.

2. Methodological Approach

The methodology employed in the FIA was chosen based on careful review of the Budget and requirements of the City Policy. While there are several alternative methods available to prepare a FIA for the TIDD Development, the multiplier methodology was utilized at this stage given the data available. The FIA relies upon multipliers developed from the Budget to estimate fiscal impacts. The methodology uses the multiplier method to determine on a per capita basis numerous cost and revenue category multipliers. The multiplier method assigns revenues and costs per person served based on specific Budget categories. These average revenue and cost factors are applied annually to amount of incremental growth generated by the TIDD Development through build-out. Where sufficient data is available, this FIA used the case study method. All revenues and costs are based on the Budget.

The FIA assumes the City provides services to 87,521 residents and 39,246 employees. Employees are weighted at fifty percent (50%) of residents for purposes of this analysis to reflect the relative significance of residents and employees in generating City costs and revenues. As a result, the FIA has an estimated service population of: $87,521 + (50\% \times 39,246) = 107,144$. This method assumes that recurring costs and revenues will increase in direct proportion to the additional residents and employees from the TIDD Development. One common method of estimating future costs is to apply an efficiency factor to the multiplier costs to account for the incrementally decreased costs associated with adding each additional resident or employee. This FIA has assumed a twenty-five percent (25%) efficiency factor to the general government categories and a ten to fifteen percent (10%-15%) efficiency factor to parks, library, public works, police and fire categories of the Budget. The general government categories are: administration, fiduciary, city council, city clerk, municipal court, city attorney, human resources, financial services and information technology. Additionally, the FIA has reduced the parks, development services and public works category by ninety percent (90%) based on the one-time nature of these costs associated with the TIDD Development. The FIA assumes the costs of the development services category will be recovered by collection of the appropriate fees.

Some of the revenues, including property taxes and gross receipts tax were calculated using a case study method, which involves calculating the marginal revenues to be specifically generated by the TIDD Development instead of applying an average City-wide revenue factor. Likewise, public improvement maintenance and operations costs were determined using a case study method, based on the specific TIDD Development public improvements. Exhibit A summarizes the methodological approach for each revenue and cost category.

D. Conclusions of Fiscal Impact Analysis

1. Overall Impact

As shown in Table 7, the overall fiscal impact to the general fund of the City as a result of incremental demand created by the TIDD Development will be a surplus of \$1,146,400 based on ongoing annual revenues of \$2,659,073 and \$1,512,672 in annual costs. Cumulative surplus revenues to the City general fund over the thirteen (13) year TIDD term are estimated to be \$8,624,219.

TABLE 7
General Fund Summary
Fiscal Impact Analysis

General Fund Revenues - Annual Taxes	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Summary
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Property Tax	\$ -	\$ 5,184	\$ 78,454	\$ 138,275	\$ 148,159	\$ 287,115	\$ 336,214	\$ 382,217	\$ 423,374	\$ 465,620	\$ 507,965	\$ 549,340	\$ 589,747	\$ 629,189	\$ 5,071,675
Gross Receipts Tax - (Growth Areas)	46,457	93,291	121,719	151,897	184,773	224,829	272,829	329,224	394,324	468,520	550,316	641,316	741,316	851,316	6,879,724
Gross Receipts Tax - (Office Areas)	11,338	22,341	30,733	38,091	46,533	55,134	63,914	72,882	82,049	91,426	101,014	110,814	120,826	131,052	1,014,927
Franchise Fees															
License & Permits	2,455	4,946	11,200	12,758	14,066	16,216	17,155	19,841	21,247	23,653	25,653	28,053	30,453	32,853	231,019
Intergovernmental															
Federal Grants	371	595	1,734	1,433	1,553	1,741	1,928	2,116	2,304	2,492	2,680	2,868	3,056	2,641	26,781
State Grants	4	17	30	30	22	7	21	38	37	24	37	37	37	37	378
County Grants															
State Shared Taxes	1,154	3,775	5,172	6,915	6,633	7,137	8,413	9,328	10,225	11,122	12,019	12,916	13,813	14,710	112,767
Charged for Services															
General Government	4,517	11,026	24,535	34,285	37,408	41,441	45,474	49,507	53,540	57,573	61,606	65,639	69,672	73,705	644,223
Public Safety	11,249	21,203	50,460	54,604	64,530	72,477	80,424	88,371	96,318	104,265	112,212	120,159	128,106	136,053	1,095,132
Cultural/Recreation	3,401	6,713	15,719	17,729	26,142	22,255	29,145	32,466	35,787	39,108	42,429	45,750	49,071	52,392	411,223
Fine & Penalties	1,145	36,155	23,023	18,820	29,261	31,798	37,344	43,573	49,802	56,031	62,260	68,489	74,718	80,947	600,991
Miscellaneous															
Interest Income	23	48	144	121	134	154	174	194	214	234	254	274	294	314	2,720
Rent & Royalties	18	30	48	55	58	62	66	70	74	78	82	86	90	94	799
Contributions/Donations															
Reimbursables	10,470	20,940	46,980	54,573	64,151	74,729	85,307	95,885	106,463	117,041	127,619	138,197	148,775	159,353	1,095,231
Other Non-Taxables	1,438	1,254	7,381	4,579	9,158	9,158	10,718	10,718	12,278	12,278	13,838	13,838	15,398	15,398	140,565
Other Sources															
Interfund Operating Transfer	2,711	4,953	11,248	13,085	24,424	16,099	18,739	20,288	22,237	24,186	26,135	28,084	30,033	31,982	344,489
Total	\$ 116,441	\$ 287,244	\$ 422,097	\$ 591,409	\$ 1,177,571	\$ 1,238,517	\$ 1,428,510	\$ 1,552,810	\$ 1,677,107	\$ 1,801,404	\$ 1,925,701	\$ 2,050,000	\$ 2,174,297	\$ 2,298,594	\$ 21,188,643
General Fund Expenses - Annual															
Administration	\$ 2,523	\$ 4,890	\$ 11,394	\$ 11,151	\$ 14,195	\$ 14,711	\$ 18,490	\$ 20,289	\$ 22,947	\$ 24,706	\$ 26,465	\$ 28,224	\$ 29,983	\$ 31,742	\$ 245,623
Police	2,499	5,791	12,941	15,957	26,195	18,150	23,720	23,343	25,598	27,853	29,108	31,363	32,618	34,873	\$ 211,214
City Council	547	1,173	2,541	2,855	3,258	3,700	4,142	4,584	5,026	5,468	5,910	6,352	6,794	7,236	\$ 55,286
City Clerk	738	1,499	3,403	3,956	4,741	4,733	5,546	6,134	6,722	7,310	7,898	8,486	9,074	9,662	\$ 73,891
Administrative Cost	2,238	4,506	11,867	13,548	15,154	17,119	19,184	21,249	23,314	25,379	27,444	29,509	31,574	33,639	\$ 254,774
City Attorney	1,453	3,054	6,281	6,660	8,644	12,199	13,127	14,876	16,625	18,374	20,123	21,872	23,621	25,370	\$ 185,434
Human Resources	2,338	4,634	10,424	12,185	15,132	15,142	17,077	18,282	19,707	21,132	22,557	23,982	25,407	26,832	\$ 227,543
Financial Services	4,713	9,341	21,141	24,689	27,091	30,196	34,771	38,346	41,921	45,496	49,071	52,646	56,221	59,796	\$ 460,713
Information Technology	1,103	5,863	12,352	14,913	16,481	18,277	20,254	21,181	23,408	24,335	26,562	27,489	29,716	30,643	\$ 236,263
Public Recreation & Community Service	7,703	4,467	10,120	11,794	13,239	14,519	16,114	17,609	19,104	20,599	22,094	23,589	25,084	26,579	\$ 211,774
Library & Information Services	6,942	13,711	31,124	34,210	39,913	45,616	51,319	57,022	62,725	68,428	74,131	79,834	85,537	91,240	\$ 704,774
Development Services	424	1,050	2,395	4,237	4,201	5,154	5,205	6,158	6,209	7,162	7,213	8,166	8,217	9,170	\$ 63,267
Public Works - FC Factors	1,141	5,252	11,912	13,870	15,296	17,171	19,046	20,921	22,796	24,671	26,546	28,421	30,296	32,171	\$ 254,014
Public Works - Case Study	20,087	113,192	164,496	211,529	249,043	286,557	324,071	361,585	399,099	436,613	474,127	511,641	549,155	586,669	\$ 4,218,062
Police	34,840	398,278	245,795	282,951	375,181	375,181	402,725	441,312	479,899	518,486	557,073	595,660	634,247	672,834	\$ 5,346,575
Fire/Police	23,126	57,883	129,940	152,237	187,111	189,388	211,461	233,534	255,607	277,680	299,753	321,826	343,899	365,972	\$ 2,845,133
Total	\$ 128,046	\$ 345,154	\$ 695,190	\$ 894,375	\$ 1,312,303	\$ 1,312,303	\$ 1,528,111	\$ 1,681,111	\$ 1,834,111	\$ 1,987,111	\$ 2,140,111	\$ 2,293,111	\$ 2,446,111	\$ 2,599,111	\$ 21,188,643
Annual Surplus/(Deficit)	\$ -	\$ (22,000)	\$ (18,093)	\$ (92,473)	\$ (14,951)	\$ (32,803)	\$ 713,446	\$ 216,722	\$ 242,889	\$ 264,886	\$ 286,883	\$ 308,880	\$ 330,877	\$ 352,874	\$ 1,146,400
One-Time General Fund Revenue															
Construction GWT (w/ TIDD)	\$ -	\$ 30,117	\$ 375,774	\$ 154,717	\$ 251,432	\$ 179,108	\$ 101,714	\$ 361,205	\$ 101,771	\$ 308,948	\$ 128,022	\$ 399,247	\$ -	\$ -	\$ 1,346,610
Net General Fund Annual Surplus/(Deficit)	\$ -	\$ 7,117	\$ 257,681	\$ 62,244	\$ 236,485	\$ 146,345	\$ 1,015,160	\$ 418,444	\$ 444,668	\$ 471,772	\$ 495,769	\$ 520,757	\$ 545,757	\$ 570,757	\$ 1,493,010
Cumulative Surplus/(Deficit)	\$ -	\$ 7,117	\$ 264,798	\$ 327,042	\$ 473,527	\$ 620,012	\$ 1,635,172	\$ 2,053,616	\$ 2,500,284	\$ 2,972,056	\$ 3,467,825	\$ 3,988,582	\$ 4,519,339	\$ 5,050,096	\$ 8,624,219

2. Annual Revenues

As illustrated in Table 8 below, annual revenues to the City's general fund at build-out will equal \$2,659,073. Exhibit A provides details on all annual revenues and the assumptions used in their derivation.

TABLE 8

General Fund Revenues

General Fund Revenues - Annual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Summary
Taxes																
Property Tax	\$ -	\$ 6,884	\$ 78,484	\$ 138,275	\$ 248,157	\$ 357,105	\$ 466,054	\$ 575,002	\$ 683,950	\$ 792,898	\$ 901,846	\$ 1,010,794	\$ 1,119,742	\$ 1,228,690	\$ 1,337,638	\$ 1,446,586
Gross Receipts Tax - (On/Off Retail)																
Gross Receipts Tax - (Off/Off Retail)	96,497	97,631	171,759	193,797	215,835	237,873	259,911	281,949	303,987	326,025	348,063	370,101	392,139	414,177	436,215	
Franchise Fees	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	12,118	
Licenses & Permits																
Intergovernmental	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
Federal Grants	771	575	379	183	137	81	35	19	13	7	1	1	1	1	1	
State Grants																
County Grants	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
State Shared Taxes	1,254	2,279	5,172	4,014	4,633	5,252	5,871	6,490	7,109	7,728	8,347	8,966	9,585	10,204	10,823	
Charges for Services																
General Government	1,397	12,201	25,316	16,244	17,992	15,064	14,188	13,312	12,436	11,560	10,684	9,808	8,932	8,056	7,180	
Public Safety	11,749	22,201	18,440	18,524	18,608	18,692	18,776	18,860	18,944	19,028	19,112	19,196	19,280	19,364	19,448	
Culture/Recreation	4,401	4,713	15,119	17,729	16,542	15,355	14,168	12,981	11,794	10,607	9,420	8,233	7,046	5,859	4,672	
Fire & Fire/Rescue	1,145	36,235	13,063	24,820	19,582	13,330	17,584	11,578	15,732	19,726	23,720	27,714	31,708	35,702	39,696	
Miscellaneous	11	48	104	122	134	146	158	170	182	194	206	218	230	242	254	
Rents & Royalties	30	20	40	33	33	33	33	33	33	33	33	33	33	33	33	
Consulting/Construction																
Reimbursements	16,470	20,954	16,938	14,372	16,151	18,349	20,547	22,745	24,943	27,141	29,339	31,537	33,735	35,933	38,131	
Other Miscellaneous	1,450	3,259	7,361	8,959	9,478	9,997	10,516	11,035	11,554	12,073	12,592	13,111	13,630	14,149	14,668	
Other Sources																
Unapplied Operating Transfer	1,571	4,155	11,248	13,265	14,414	15,563	16,712	17,861	19,010	20,159	21,308	22,457	23,606	24,755	25,904	
Total	\$ -	\$ 125,942	\$ 282,166	\$ 612,697	\$ 791,409	\$ 1,177,872	\$ 1,279,757	\$ 1,425,512	\$ 1,550,819	\$ 1,676,126	\$ 1,801,433	\$ 1,926,740	\$ 2,052,047	\$ 2,177,354	\$ 2,302,661	\$ 2,427,968

3. Annual Costs

As illustrated in Table 9 below, annual costs to the City general fund at build-out will equal \$1,512,672. The major services cost to the City to support the TODD Development is projected to be fire, police and public works costs, which are anticipated to make up 80% of the City's annual costs. Exhibit A provides details on all recurring costs and the assumptions used in their derivation.

TABLE 9

General Fund Expenses

General Fund Expenses - Annual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Summary
Administrative	\$ -	\$ 2,533	\$ 4,200	\$ 11,304	\$ 11,551	\$ 14,459	\$ 16,471	\$ 18,483	\$ 20,495	\$ 22,507	\$ 24,519	\$ 26,531	\$ 28,543	\$ 30,555	\$ 32,567	\$ 145,419
Library	1,899	5,706	12,941	19,317	16,939	18,258	20,141	22,024	23,907	25,790	27,673	29,556	31,439	33,322	35,205	
City Council	507	1,125	1,541	2,252	2,258	2,264	2,270	2,276	2,282	2,288	2,294	2,300	2,306	2,312	2,318	
City Clerk	758	1,496	1,491	1,915	1,910	1,915	1,920	1,925	1,930	1,935	1,940	1,945	1,950	1,955	1,960	
Municipal Court	2,618	5,106	11,817	15,148	15,954	17,238	19,247	21,256	23,265	25,274	27,283	29,292	31,301	33,310	35,319	
City Attorney	1,853	2,954	6,359	9,860	10,548	12,099	14,592	16,778	18,964	21,150	23,336	25,522	27,708	29,894	32,080	
Human Resources	1,318	4,414	10,174	12,185	13,418	15,242	17,066	18,890	20,714	22,538	24,362	26,186	28,010	29,834	31,658	
Financial Services	4,719	9,241	21,261	24,569	27,877	31,185	34,493	37,801	41,109	44,417	47,725	51,033	54,341	57,649	60,957	
Information Technology	2,854	5,452	11,411	14,352	16,481	18,722	20,963	23,204	25,445	27,686	29,927	32,168	34,409	36,650	38,891	
Parks, Recreation & Community Service	2,251	4,462	10,119	11,784	12,789	14,729	16,514	18,299	20,084	21,869	23,654	25,439	27,224	29,009	30,794	
Library & Information Services	6,947	13,711	11,124	16,129	19,912	19,513	16,744	14,537	12,330	10,123	7,916	5,709	3,502	1,295	1,088	
Development Services	816	1,450	1,749	4,157	4,102	4,046	4,000	3,954	3,908	3,862	3,816	3,770	3,724	3,678	3,632	
Public Works - PC Facility	2,641	1,252	11,422	11,170	11,788	11,788	12,173	12,558	12,943	13,328	13,713	14,098	14,483	14,868	15,253	
Public Works - Core Study	20,087	114,241	891,888	211,129	210,092	210,092	210,092	210,092	210,092	210,092	210,092	210,092	210,092	210,092	210,092	
Police	14,840	308,274	261,786	285,953	315,185	344,417	373,649	402,881	432,113	461,345	490,577	519,809	549,041	578,273	607,505	
Fire/Rescue	29,228	12,681	129,440	152,937	167,121	181,305	195,489	209,673	223,857	238,041	252,225	266,409	280,593	294,777	308,961	
Total	\$ -	\$ 118,095	\$ 345,524	\$ 445,130	\$ 425,129	\$ 527,789	\$ 570,512	\$ 623,235	\$ 675,958	\$ 728,681	\$ 781,404	\$ 834,127	\$ 886,850	\$ 939,573	\$ 992,296	\$ 1,512,672

E. Analysis of Annual General Fund Revenues

A summary analysis of annual revenues follows below. Detailed calculations are included in Exhibit A.

1. Property Taxes

Property tax revenues are estimated using the case study method. The total property tax rate within the City for residential property is currently 36.311 mils or 3.6311% of assessed value. The City property tax rate for residential property is currently 8.607 mils or 0.8607% of assessed value. The total property tax rate within the City for non-residential property is currently 37.562 mils or 3.7562% of assessed value. The City property tax rate for non-residential property is currently 6.776 mils or 0.6776% of assessed value. No property tax increment will be pledged to the TIDD. It is anticipated the TIDD Development will generate property tax to the City in an amount of \$548,947 annually at build-out. See Exhibit A, Fiscal Impact Analysis, Table 1 Property Tax revenue year 2024/25.

2. Gross Receipts Tax

On-site: Gross receipts taxes are estimated using the case study method. The FIA assumes the City will receive gross receipts taxes generated by the development's retail establishments. An estimate of \$381 taxable sales per square foot was utilized. It is anticipated the TIDD Development will generate GRT to the City of \$1,091,316 annually at build-out.

Off-site: Gross receipt taxes are estimated using the multiplier method. The FIA assumes taxable purchases will be made by the new residents and employees at existing retail locations within the City. The multiplier is estimated at \$118.85 with annual revenue to the City at build-out of \$476,825.

As only annual costs are included in the FIA, only annual gross receipts taxes are included. Furthermore, gross receipts tax revenues that are deposited to special funds rather than the general fund, such as environmental services and higher education gross receipts taxes, are excluded from the FIA.

3. Franchise Fees

Franchise fees are estimated using the multiplier method and are based on the Budget amount of \$2,912,009. The multiplier is estimated at \$27.18 with annual revenue at build-out of \$109,044.

4. Licenses and Permits

Licenses and permits are estimated using the multiplier method and are based on the Budget amount of \$631,645. The multiplier is estimated at \$5.90 with annual revenue at build-out of \$23,653.

5. Intergovernmental

Intergovernmental revenues are estimated using the multiplier method and are based on the Budget amount of \$367,715. The multiplier is estimated at \$3.43 with annual revenue at build-out of \$13,770.

6. Charges for Services

Charges for services are estimated using the multiplier method and are based on the Budget amount of \$5,466,186. The multiplier is estimated at \$51.02 with annual revenue at build-out of \$204,688.

7. Fines and Forfeitures

Fine and forfeiture revenues are estimated using the multiplier method and are based on the Budget amount of \$1,323,707. The multiplier is estimated at \$12.35 with annual revenue at build-out of \$49,568.

8. Miscellaneous Revenues

Miscellaneous revenues are estimated using the multiplier method and are based on the Budget amount of \$3,126,538. The multiplier is estimated at \$29.18 with annual revenue at build-out of \$117,077.

9. Other

Other revenues are estimated using the multiplier method and are based on the Budget amount of \$645,888. The multiplier is estimated at \$6.03 with annual revenue at build-out of \$24,186.

F. Analysis of Annual General Fund Expenditures

A summary analysis of annual expenditures follows below. Detailed calculations are included in Exhibit A.

1. Administration

Administration expenditures are estimated using the multiplier method and are based on the Budget amount of \$649,085. The multiplier is estimated at \$6.06 with annual expenditures at build-out of \$24,306.

2. Fiduciary

Fiduciary expenditures are estimated using the multiplier method and are based on the Budget amount of \$743,150. The multiplier is estimated at \$6.94 with annual expenditures at build-out of \$27,828.

3. City Council

City council expenditures are estimated using the multiplier method and are based on the Budget amount of \$145,895. The multiplier is estimated at \$1.36 with annual expenditures at build-out of \$5,463.

4. City Clerk

City clerk expenditures are estimated using the multiplier method and are based on the Budget amount of \$195,274. The multiplier is estimated at \$1.82 with annual expenditures at build-out of \$7,312.

5. Municipal Court

Municipal court expenditures are estimated using the multiplier method and are based on the Budget amount of \$678,563. The multiplier is estimated at \$6.33 with annual expenditures at build-out of \$25,410.

6. City Attorney

City attorney expenditures are estimated using the multiplier method and are based on the Budget amount of \$476,777. The multiplier is estimated at \$4.45 with annual expenditures at build-out of \$17,854.

7. Human Resources

Human resources expenditures are estimated using the multiplier method and are based on the Budget amount of \$601,436. The multiplier is estimated at \$5.61 with annual expenditures at build-out of \$22,521.

8. Financial Services

Financial services expenditures are estimated using the multiplier method and are based on the Budget amount of \$1,217,558. The multiplier is estimated at \$11.36 with annual expenditures at build-out of \$45,593.

9. Information Technology

Information technology services expenditures are estimated using the multiplier method and are based on the Budget amount of \$737,993. The multiplier is estimated at \$6.89 with annual expenditures at build-out of \$27,635.

10. Parks, Recreation & Community Service

Parks, recreation and community services expenditures are estimated using the multiplier method and are based on the Budget amount of \$581,605. The multiplier is estimated at \$5.43 with annual expenditures at build-out of \$21,779.

11. Library & Information Services

Library and information services expenditures are estimated using the multiplier method and are based on the Budget amount of \$1,787,182. The multiplier is estimated at \$16.68 with annual expenditures at build-out of \$66,923.

12. Development Services

Development services expenditures are estimated using the multiplier method and are based on the Budget amount of \$215,024. The multiplier is estimated at \$2.01 with annual expenditures at build-out of \$8,052.

13. Public Works

Public Works expenditures are estimated using both the case study and multiplier methods. Case Study expenditures include the estimated operations and maintenance costs for the TIDD Development improvements which total \$376,326. Please see the TIDD Operating Plan for a detailed description of TIDD improvement operations and maintenance.

Multiplier expenditures are estimated using the multiplier method and are based on the Budget amount of \$684,563. The multiplier is estimated at \$6.39 with annual expenditures at build-out of \$25,634.

14. Police

Police expenditures are estimated using the multiplier method and are based on the Budget amount of \$14,113,281. The multiplier is estimated at \$131.72 with annual expenditures at build-out of \$528,489.

15. Fire Protection and Rescue

Fire protection and rescue expenditures are estimated using the multiplier method and are based on the Budget amount of \$7,518,695. The multiplier is estimated at \$70.17 with annual expenditures at build-out of \$281,547.

IV. PROJECTED AMOUNT AND TIMING OF BONDS

The TIDD is anticipated to issue short term bonds from excess non-recurring gross receipts taxes and recurring gross receipts taxes. The proposed structure of the tax increment district bonds is discussed below.

A. Proposed TIDD Bond Structure

Short term bonds are anticipated to be issued based on the gross receipts taxes generated from the construction of the residential and non-residential development, including public infrastructure improvements, as well as recurring gross receipts taxes generated by the 9.86 acre retail site.

1. Long Term Bonds

Long term bonds are not anticipated to be issued.

2. Short Term Bonds

Total estimated bonded indebtedness is approximately \$6.98 million. Short term bonds are anticipated to be issued annually, potentially with a term of one to thirty days. The amount of the bond will be in an amount equal to the excess accrued non-recurring gross receipts taxes and annual recurring gross receipts, less issuance costs.

B. Sources and Uses of Funds

A summary of the sources and uses of the TIDD financings is shown in Table 10 below. An overall TIDD financing analysis is attached as Exhibit B.

It is anticipated that GRT in the amount of \$7.82 million is required to provide for estimated bonded indebtedness of \$6.98 million (gross) and \$6.62 million (net). In summary:

GRT Required:	\$7,816,267
Less Admin:	\$ 830,000 (TIDD administrative costs; \$83,000 annually)
Gross Bonds:	\$6,986,267

Less Cost of Issuance:	\$ 370,000
Net Bond Proceeds:	\$6,616,267

TIDD Improvements:	\$6,616,267
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TABLE 10

TIDD Bond Summary
Sources & Uses

SOURCES

Bond Proceeds			
Long Term Bonds		\$	-
Short Term Bonds	(a)	\$	6,986,267
Total Sources		\$	6,986,267

USES

Improvements			
Long Term Bonds		\$	-
Short Term Bonds		\$	6,616,267
Cost of Issuance			
Long Term Bonds			
Short Term Bonds	(b)	\$	370,000
Total Uses		\$	6,986,267

(a) Estimated gross bond proceeds based on TIDD improvement cost estimates of \$6.62million.

(b) Based on multiple series of bond issuances (1 @ \$55,000 each; 9 @ \$35,000).

C. Cash Flow Analysis

Attached as Exhibit C is a Cash Flow Analysis which calculates GRT cash flow and debt service. Based on the estimated GRT cash flow, short term bond estimates are calculated. Cash flow sensitivity is evaluated based on the amount of county gross receipts tax increment dedicated. Five sensitivities are evaluated, including county: 75%, 50%, 35%, 25%, or 0%. All five sensitivity analysis produce results that indicate surplus funds (funds in excess of required debt service, administrative costs, and issuance costs) are available for the City general fund.

V. PROJECTED MARKET ABSORPTION

See attached Exhibit D, Market Demand Study.

VI. PETITIONER'S COSTS IN EXCESS OF TIDD FUNDED COSTS

Total estimated public improvement costs for the TIDD Project are \$33.0 million and are summarized in Table 11 below. The Petitioner is anticipated to fund \$13.5 million. The TIDD is anticipated to fund \$6.62 million and the PID is anticipated to fund \$12.9 million.

TABLE 11

Infrastructure Component	Infrastructure Total	Non-TIDD Infrastructure Costs		
		TIDD Infrastructure Costs	PID Infrastructure Costs	Remaining Infrastructure Costs
On-Site Improvements				
Grading	\$ 1,531,165			1,531,165
Sanitary Sewer System	3,204,280		2,598,641	605,639
Water System	2,234,296		1,737,745	496,551
Drainage System	1,127,077		1,470,811	656,266
Streetwork/Paving	3,591,720		5,138,439	1,453,282
Roadway Landscaping	314,028		314,028	-
Landscaping/Street Lighting/Retaining/Perimeter Walls	1,683,021			1,683,021
Local Parks	664,290		664,290	-
Utilities (Dry)	1,606,496			1,606,496
Grading (Streetwork)	476,955		476,955	-
On-Site Improvements (Total)	\$ 20,433,328	\$ -	\$ 12,400,910	\$ 8,032,419
Off-Site Improvements				
Grading	\$ -			-
Sanitary Sewer / Collector	1,899,919	1,260,200		639,720
Water System	1,032,648			1,032,648
Drainage System	3,486,885	3,120,021		366,864
Streetwork/Paving	5,292,239	1,147,547		4,144,592
Landscaping/Monument	-			-
Regional Parks/Pond	888,648	838,500		50,148
Utilities (Dry)	-			-
Miscellaneous	-			-
Other - Formation Costs	-	250,000	500,000	(750,000)
Off-Site Improvements (Total)	\$ 12,600,339	\$ 6,616,267	\$ 500,000	\$ 5,484,072
Grand Total	\$ 33,033,668	\$ 6,616,267	\$ 12,900,910	\$ 13,516,491

Total costs include soft costs which comprise of surveying, engineering, inspection, insurance, and compliance. Soft costs are estimated at 22%.

Exhibit A

Fiscal Impact Analysis

EXHIBIT A
TABLE 1

Fiscal Impact Analysis
Annual Summary (General Fund)
Based on 2010/11 Budget

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/2028	Summary
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
General Fund Revenues - Annual																
Taxes																
Property Tax	\$ -	\$ 9,684	\$ 78,434	\$ 138,875	\$ 240,159	\$ 297,135	\$ 336,524	\$ 380,217	\$ 423,974	\$ 465,620	\$ 507,885	\$ 548,947	\$ 548,947	\$ 548,947	\$ 548,947	\$ 5,073,875
Gross Receipt Tax - (Onsite Retail)	-	-	-	-	-	272,829	272,829	272,829	272,829	272,829	1,091,316	1,091,316	1,091,316	1,091,316	1,091,316	6,820,724
Gross Receipt Tax - (Offsite Retail)	-	49,497	97,691	221,759	257,997	284,373	323,124	361,549	399,974	438,400	476,825	476,825	476,825	476,825	476,825	4,818,487
Franchise Fees	-	11,319	22,341	50,713	59,001	65,033	73,894	82,682	91,469	100,256	109,044	109,044	109,044	109,044	109,044	1,101,927
License & Permits	-	2,455	4,846	11,000	12,798	14,106	16,028	17,935	19,841	21,747	23,653	23,653	23,653	23,653	23,653	239,019
Intergovernmental																
Federal Grants	-	271	535	1,214	1,413	1,557	1,769	1,979	2,190	2,400	2,611	2,611	2,611	2,611	2,611	26,381
State Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
County Grants	-	4	8	17	20	22	25	28	31	34	37	37	37	37	37	378
State Shared Taxes	-	1,154	2,279	5,172	6,018	6,633	7,537	8,433	9,329	10,225	11,122	11,122	11,122	11,122	11,122	112,387
Charges for Services																
General Government	-	6,597	13,020	29,556	34,386	37,902	43,056	48,188	53,309	58,430	63,552	63,552	63,552	63,552	63,552	642,212
Public Safety	-	11,749	22,203	50,400	58,636	64,630	73,437	82,170	90,903	99,636	108,369	108,369	108,369	108,369	108,369	1,095,112
Cultural/Recreation	-	3,401	6,713	15,239	17,729	19,542	22,205	24,845	27,486	30,127	32,767	32,767	32,767	32,767	32,767	331,123
Fine & Forfeitures																
Miscellaneous	-	5,145	10,155	23,053	26,820	29,562	33,590	37,584	41,579	45,573	49,568	49,568	49,568	49,568	49,568	500,901
Interest Income																
Interest Income	-	23	46	104	122	134	152	170	188	207	225	225	225	225	225	2,270
Rents & Royalties																
Rents & Royalties	-	10	20	46	53	59	67	75	83	91	99	99	99	99	99	999
Contributions/Donations																
Contributions/Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursements																
Reimbursements	-	10,470	20,664	46,908	54,573	60,152	66,349	76,477	84,605	92,733	100,860	100,860	100,860	100,860	100,860	1,018,231
Other Miscellaneous																
Other Miscellaneous	-	1,850	3,256	7,391	8,599	9,478	10,770	12,051	13,332	14,612	15,893	15,893	15,893	15,893	15,893	160,605
Other Sources																
Interfund Operating Transfer	-	2,511	4,955	11,248	13,086	14,424	16,390	18,339	20,288	22,237	24,186	24,186	24,186	24,186	24,186	244,409
Total	\$ -	\$ 115,442	\$ 287,166	\$ 612,697	\$ 791,409	\$ 1,177,572	\$ 1,299,757	\$ 1,425,552	\$ 1,550,810	\$ 1,675,157	\$ 2,617,991	\$ 2,659,073	\$ 2,659,073	\$ 2,659,073	\$ 2,659,073	\$ 22,189,843
General Fund Expenses - Annual																
Administration	\$ -	\$ 2,523	\$ 4,980	\$ 11,304	\$ 13,151	\$ 14,496	\$ 16,471	\$ 18,430	\$ 20,388	\$ 22,347	\$ 24,306	\$ 24,306	\$ 24,306	\$ 24,306	\$ 24,306	\$ 245,619
Ridiculy	-	2,889	5,701	12,942	15,057	16,596	18,858	21,101	23,343	25,586	27,828	27,828	27,828	27,828	27,828	281,214
City Council	-	567	1,119	2,541	2,956	3,258	3,702	4,142	4,588	5,028	5,463	5,463	5,463	5,463	5,463	55,208
City Clerk	-	759	1,498	3,401	3,956	4,361	4,955	5,544	6,134	6,723	7,312	7,312	7,312	7,312	7,312	73,893
Municipal Court	-	2,638	5,206	11,817	13,748	15,154	17,219	19,267	21,314	23,362	25,410	25,410	25,410	25,410	25,410	256,774
City Attorney	-	1,853	3,658	8,303	9,660	10,648	12,099	13,537	14,976	16,415	17,854	17,854	17,854	17,854	17,854	180,416
Human Resources	-	2,338	4,614	10,474	12,186	13,432	15,262	17,077	18,892	20,707	22,521	22,521	22,521	22,521	22,521	227,588
Financial Services	-	4,733	9,341	21,204	24,669	27,191	30,896	34,571	38,245	41,919	45,593	45,593	45,593	45,593	45,593	460,783
Information Technology	-	2,869	5,662	12,852	14,953	16,481	18,727	20,954	23,181	25,408	27,635	27,635	27,635	27,635	27,635	279,262
Parks, Recreation & Community Service	-	2,261	4,462	10,129	11,784	12,989	14,759	16,514	18,269	20,024	21,779	21,779	21,779	21,779	21,779	220,084
Library & Information Services	-	6,947	13,711	31,124	36,210	39,912	45,351	50,744	56,137	61,530	66,923	66,923	66,923	66,923	66,923	676,284
Development Services	-	836	1,650	3,745	4,357	4,802	5,456	6,105	6,754	7,403	8,052	8,052	8,052	8,052	8,052	81,367
Public Works - PC Factors	-	2,661	5,252	11,922	13,870	15,288	17,371	19,437	21,500	23,569	25,634	25,634	25,634	25,634	25,634	259,044
Public Works - Case Study	-	20,087	113,162	166,686	211,529	260,063	318,457	377,203	435,721	494,524	553,326	553,326	553,326	553,326	553,326	4,029,062
Police	-	54,860	108,276	245,786	285,951	315,185	358,135	400,723	443,312	485,901	528,489	528,489	528,489	528,489	528,489	5,340,575
Fire/Rescue	-	29,226	57,683	130,940	152,337	167,912	190,792	213,481	236,170	258,858	281,547	281,547	281,547	281,547	281,547	2,845,133
Total	\$ -	\$ 138,045	\$ 345,974	\$ 695,170	\$ 826,375	\$ 937,769	\$ 1,068,511	\$ 1,198,850	\$ 1,307,921	\$ 1,410,297	\$ 1,512,672	\$ 1,512,672	\$ 1,512,672	\$ 1,512,672	\$ 1,512,672	\$ 15,512,254
Annual Surplus/(Deficit)	\$ -	\$ (22,604)	\$ (58,809)	\$ (82,473)	\$ (34,965)	\$ 239,803	\$ 211,246	\$ 216,722	\$ 242,889	\$ 264,860	\$ 1,105,318	\$ 1,146,400	\$ 1,146,400	\$ 1,146,400	\$ 1,146,400	\$ 6,677,588
One-Time General Fund Revenues																
Construction GNT (net of TIDD)	\$ -	\$ 30,217	\$ 179,726	\$ 154,717	\$ 268,432	\$ 179,600	\$ 161,714	\$ 105,205	\$ 103,791	\$ 100,948	\$ 338,012	\$ 389,267	\$ -	\$ -	\$ -	\$ 1,946,630
Net General Fund Annual Surplus/(Deficit)	\$ -	\$ 7,614	\$ 120,917	\$ 72,244	\$ 228,466	\$ 419,403	\$ 382,960	\$ 381,927	\$ 346,680	\$ 365,808	\$ 1,443,330	\$ 1,535,667	\$ 1,535,667	\$ 1,535,667	\$ 1,535,667	\$ 8,624,218
Cumulative Surplus/(Deficit)	\$ -	\$ 7,614	\$ 128,531	\$ 200,775	\$ 429,241	\$ 848,645	\$ 1,161,605	\$ 1,493,532	\$ 1,840,212	\$ 2,206,020	\$ 3,649,350	\$ 5,185,017	\$ 6,720,684	\$ 8,256,351	\$ 9,792,018	\$ 18,416,236

EXHIBIT A
TABLE 2
Fiscal Impact Analysis
General Fund Revenues
Based on 2010/11 Budget

Revenue Category	Acct No.	Methodology	LOS	Effeciency	2010/11
Taxes					
Property Tax		Case Study - See Table 3			
Gross Receipt Tax - (Onsite Retail)		Case Study - See Table 3			
Construction GRT (net of TIDD)		Case Study - See Table 3			
Gross Receipt Tax - (Offsite Retail)		Per Capita			12,733,585
Franchise Fees		Per Capita			2,912,009
	Subtotal				\$ 15,645,594
License & Permits					
		Per Capita			\$ 631,645
Intergovernmental					
Federal Grants		Per Capita			\$ 69,715
State Grants		Per Capita			-
County Grants		Per Capita			1,000
State Shared Taxes		Per Capita			297,000
	Subtotal				\$ 367,715
Charges for Services					
General Government		Per Capita			\$ 1,697,143
Public Safety		Per Capita			2,894,000
Cultural/Recreation		Per Capita			875,043
	Subtotal				\$ 5,466,186
Fine & Forefeitures					
		Per Capita			\$ 1,323,707
Miscellaneous					
Interest Income		Per Capita			\$ 6,000
Rents & Royalties		Per Capita			2,640
Contributions/Donations		Per Capita			-
Reimbursements		Per Capita			2,693,474
Other Miscellaneous		Per Capita			424,424
	Subtotal				\$ 3,126,538
Other Sources					
Interfund Operating Transfer		Per Capita			\$ 645,888
Grand Total					\$ 27,207,273

EXHIBIT A
TABLE 2
Fiscal Impact Analysis
General Fund Revenues - Case Study
Based on 2010/11 Budget

Revenue Category Property Tax	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Land Use															
Residential															
Single Family - Residential 1 (Stonegate)	0	38	75	116	151	182	211	238	267	295	323	351	379	407	435
Single Family - Residential 2 (Tierra Del Oro)	0	38	75	116	139	139	139	139	139	139	139	139	139	139	139
Single Family - Residential 3 (Tierra Del Oro)	0	38	75	95	95	95	95	95	95	95	95	95	95	95	95
Single Family - Residential 4 (Milagro Mesa)	0	38	75	116	124	124	124	124	124	124	124	124	124	124	124
MultiFamily (TDO - Waterman Apartments)	0	0	0	238	238	238	238	238	238	238	238	238	238	238	238
Total	0	152	300	601	747	821	947	1065	1188	1301	1419	1419	1419	1419	1419
Non-Residential															
Retail	-	-	-	-	111,670	111,670	111,670	111,670	111,670	111,670	111,670	111,670	111,670	111,670	111,670
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	111,670										
Valuation per Unit/SF (Appraised)															
Single Family - Residential 1 (Stonegate)	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750
Single Family - Residential 2 (Tierra Del Oro)	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750	\$ 115,750
Single Family - Residential 3 (Tierra Del Oro)	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000	\$ 107,000
Single Family - Residential 4 (Milagro Mesa)	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750	\$ 113,750
MultiFamily (TDO - Waterman Apartments)	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Retail	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00
Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Valuation per Lot/SF (Appraised) - Based on Market Analysis of \$60,000/lot less cost of infrastructure improvements.															
Single Family - Residential 1 (Stonegate)	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720
Single Family - Residential 2 (Tierra Del Oro)	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720
Single Family - Residential 3 (Tierra Del Oro)	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360	\$ 18,360
Single Family - Residential 4 (Milagro Mesa)	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720	\$ 36,720
MultiFamily (TDO - Waterman Apartments)	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
Retail	\$ -	\$ -	\$ -	\$ -	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837	\$ 1,126,837
Office	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Industrial	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Valuation per Category (Appraised)															
Single Family - Residential 1 (Stonegate)	\$ -	\$ 5,793,877	\$ 11,435,284	\$ 17,688,573	\$ 23,023,039	\$ 28,373,147	\$ 33,717,331	\$ 39,061,515	\$ 44,405,699	\$ 49,749,883	\$ 55,094,067	\$ 60,438,251	\$ 65,782,435	\$ 71,126,619	\$ 76,470,803
Single Family - Residential 2 (Tierra Del Oro)	\$ -	\$ 5,793,877	\$ 11,435,284	\$ 17,688,573	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394	\$ 22,193,394
Single Family - Residential 3 (Tierra Del Oro)	\$ -	\$ 4,743,688	\$ 9,407,376	\$ 14,111,064	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752	\$ 18,814,752
Single Family - Residential 4 (Milagro Mesa)	\$ -	\$ 5,793,877	\$ 11,435,284	\$ 17,688,573	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337	\$ 18,906,337
MultiFamily (TDO - Waterman Apartments)	\$ -	\$ -	\$ -	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000	\$ 19,160,000
Retail	\$ -	\$ -	\$ -	\$ -	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287	\$ 14,527,287
Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure															
TDO Infrastructure - Public															
Off-Site Infrastructure	\$ 1,761,975	\$ 4,090,483	\$ 4,280,913	\$ 4,802,151	\$ 5,323,390	\$ 5,844,629	\$ 6,365,867	\$ 6,887,106	\$ 7,408,345	\$ 7,929,584	\$ 8,450,823	\$ 8,972,062	\$ 9,493,301	\$ 10,014,540	\$ 10,535,779
Non TDO Infrastructure - Public															
On-Site Infrastructure	\$ 1,827,560	\$ 3,998,956	\$ 4,756,942	\$ 5,514,928	\$ 6,272,914	\$ 7,030,900	\$ 7,788,886	\$ 8,546,872	\$ 9,304,858	\$ 10,062,844	\$ 10,820,830	\$ 11,578,816	\$ 12,336,802	\$ 13,094,788	\$ 13,852,774
Off-Site Infrastructure	\$ 651,510	\$ 2,018,290	\$ 3,818,049	\$ 4,258,746	\$ 4,699,443	\$ 5,140,140	\$ 5,580,837	\$ 6,021,534	\$ 6,462,231	\$ 6,902,928	\$ 7,343,625	\$ 7,784,322	\$ 8,225,019	\$ 8,665,716	\$ 9,106,413
PIO Infrastructure - Public															
On-Site Infrastructure	\$ -	\$ 2,096,497	\$ 4,255,799	\$ 6,415,101	\$ 8,574,403	\$ 10,733,705	\$ 12,893,007	\$ 15,052,309	\$ 17,211,611	\$ 19,370,913	\$ 21,530,215	\$ 23,689,517	\$ 25,848,819	\$ 28,008,121	\$ 30,167,423
Total	\$ 4,241,045	\$ 84,349,547	\$ 60,818,573	\$ 105,176,152	\$ 151,983,701	\$ 191,183,641	\$ 230,389,581	\$ 269,595,521	\$ 308,801,461	\$ 348,007,401	\$ 387,213,341	\$ 426,419,281	\$ 465,625,221	\$ 504,831,161	\$ 544,037,101

EXHIBIT A
TABLE 6
Fiscal Impact Analysis
General Fund Expenditures
Based on 2010/11 Budget

Expenditure Category	Acct No	Methodology	2010/11	LOS	Efficiency	Adjusted Budget
Administration						
City Manager - Personal Services	101-0510	Per Capita	\$ 597,190		25%	\$ 447,897
City Manager - Materials & Services	101-0510	Per Capita	225,013		25%	168,760
Mayor - Personal Services	101-0510	Per Capita	27,213		25%	20,410
Mayor - Materials & Services	101-0510	Per Capita	16,024		25%	12,018
Subtotal			\$ 865,446			\$ 649,085
Fiduciary						
Personal Services	101-0510	Per Capita	\$ (440,853)		25%	\$ (330,640)
Materials & Services	101-0510	Per Capita	1,093,149		25%	819,862
Transfers	101-0510	Per Capita	338,571		25%	253,928
Subtotal			\$ 990,867			\$ 743,150
City Council						
Personal Services	101-1005	Per Capita	\$ 118,436		25%	\$ 88,827
Materials & Services	101-1005	Per Capita	76,090		25%	57,068
Subtotal			\$ 194,526			\$ 145,895
City Clerk						
Personal Services	101-1505	Per Capita	\$ 220,224		25%	\$ 165,168
Materials & Services	101-1505	Per Capita	40,141		25%	30,106
Subtotal			\$ 260,365			\$ 195,274
Municipal Court						
Personal Services	101-1705	Per Capita	\$ 605,918		25%	\$ 454,439
Materials & Services	101-1705	Per Capita	298,833		25%	224,125
Capital Outlay	101-1705	Per Capita	-		25%	-
Subtotal			\$ 904,751			\$ 678,563
City Attorney						
Personal Services	101-2005	Per Capita	\$ 532,843		25%	\$ 399,632
Materials & Services	101-2005	Per Capita	102,860		25%	77,145
Subtotal			\$ 635,703			\$ 476,777
Human Resources						
Personal Services	101-2010	Per Capita	\$ 514,553		25%	\$ 385,915
Materials & Services	101-2010	Per Capita	287,361		25%	215,521
Subtotal			\$ 801,914			\$ 601,436
Financial Services						
Admin - Personal Services	101-3001	Per Capita	\$ 372,367		25%	\$ 279,275
Admin - Material & Services	101-3001	Per Capita	52,336		25%	39,252
Accounting - Personal Services	101-3005	Per Capita	471,821		25%	353,866
Accounting - Material & Services	101-3005	Per Capita	88,282		25%	66,212
Ambulance Billing - Personal Services	101-3006	Per Capita	170,757		25%	128,068
Ambulance Billing - Material & Services	101-3006	Per Capita	19,844		25%	14,883
Purchasing - Personal Services	101-3010	Per Capita	173,300		25%	129,975
Purchasing - Material & Services	101-3010	Per Capita	8,885		25%	6,664
Motor Vehicle Division - Personal Services	101-3015	Per Capita	257,869		25%	193,402
Motor Vehicle Division - Material & Services	101-3015	Per Capita	7,950		25%	5,963
Subtotal			\$ 1,623,411			\$ 1,217,558

EXHIBIT A
TABLE 6
Fiscal Impact Analysis
General Fund Expenditures
Based on 2010/11 Budget

Expenditure Category	Acct No	Methodology	2010/11	LOS	Efficiency	Adjusted Budget
Information Technology						
Personal Services	101-3020	Per Capita	\$ 486,570		25%	\$ 364,928
Material & Services	101-3020	Per Capita	497,421		25%	373,066
	Subtotal		\$ 983,991			\$ 737,993
Parks, Recreation & Community Service						
Admin - Personal Services	101-3505	Per Capita	\$ 452,826		90%	\$ 45,283
Admin - Material & Services	101-3505	Per Capita	949,632		90%	94,963
Outdoor Aquatics - Personal Services	101-3510	Per Capita	284,882		90%	28,488
Outdoor Aquatics - Material & Services	101-3510	Per Capita	58,303		90%	5,830
Outdoor Aquatics - Capital Outlay	101-3510	Per Capita	-		90%	-
Aquatics Center - Personal Services	101-3511	Per Capita	657,231		90%	65,723
Aquatics Center - Materials & Services	101-3511	Per Capita	273,488		90%	27,349
Programming - Personal Services	101-3515	Per Capita	899,030		90%	89,903
Programming - Materials & Services	101-3515	Per Capita	202,309		90%	20,231
Capital Outlay	101-3515	Per Capita	-		90%	-
Parks & Facilities - Personal Services	101-3526	Per Capita	1,085,450		90%	108,545
Parks & Facilities - Materials & Services	101-3526	Per Capita	379,548		90%	37,955
Parks & Facilities - Capital Outlay	101-3526	Per Capita	-		90%	-
Keep Rio Rancho Beautiful - Personal Services	101-3530	Per Capita	53,179		90%	5,318
Keep Rio Rancho Beautiful - Materials & Services	101-3530	Per Capita	16,776		90%	1,678
Civic Outreach - Materials & Services		Per Capita	-		90%	-
Senior Services - Personal Services	101-4005	Per Capita	391,108		90%	39,111
Senior Services - Materials & Services	101-4005	Per Capita	112,289		90%	11,229
Rio Transit Operations - Personal Services		Per Capita	-		90%	-
Rio transit Operations - Materials & Services		Per Capita	-		90%	-
	Subtotal		\$ 5,816,051			\$ 581,605
Library & Information Services						
Personal Services	101-4505	Per Capita	\$ 1,750,135		10%	\$ 1,575,122
Materials & Services	101-4505	Per Capita	235,623		10%	212,061
	Subtotal		\$ 1,985,758			\$ 1,787,182
Development Services						
Admin - Personal Services	101-5005	Per Capita	\$ 174,376		90%	\$ 17,438
Admin - Materials & Services	101-5005	Per Capita	201,736		90%	20,174
Zoning - Personal services	101-5010	Per Capita	318,717		90%	31,872
Zoning - Materials & Services	101-5010	Per Capita	2,350		90%	235
Building Inspection - Personal Services	101-5015	Per Capita	943,322		90%	94,332
Building Inspection - Materials & Services	101-5015	Per Capita	38,540		90%	3,854
Planning - Personal Services	101-5020	Per Capita	292,026		90%	29,203
Planning - Materials & Services	101-5020	Per Capita	24,997		90%	2,500
Planning - Capital Outlay	101-5020	Per Capita	-		90%	-
Real Property Division - Personal Services	101-5025	Per Capita	135,830		90%	13,583
Real property Division - Material & Services	101-5025	Per Capita	18,350		90%	1,835
	Subtotal		\$ 2,150,244			\$ 215,024

EXHIBIT A
TABLE 6
Fiscal Impact Analysis
General Fund Expenditures
Based on 2010/11 Budget

Expenditure Category	Acct No	Methodology	2010/11	LOS	Efficiency	Adjusted Budget
Public Works - PC Factors						
Admin - Personal Services	101-5501	Per Capita	\$ 134,320		90%	\$ 13,432
Admin - Materials & Services	101-5501	Per Capita	16,784		90%	1,678
Building Maintenance - Personal Services	101-5505	Per Capita	326,308		90%	32,631
Building Maintenance - Materials & Services	101-5505	Per Capita	514,504		90%	51,450
Building Maintenance - Capital Outlay	101-5505	Per Capita	-		90%	-
Custodial - Personal Services	101-5510	Per Capita	278,195		90%	27,820
Custodial - Materials & Services	101-5510	Per Capita	105,554		90%	10,555
Fleet Maintenance - Personal Services	101-5512	Per Capita	377,001		90%	37,700
Fleet Maintenance - Materials & Services	101-5512	Per Capita	41,387		90%	4,139
Fleet Maintenance - Capital Outlay	101-5512	Per Capita	-		90%	-
Streets & ROWs - Personal Services	101-5515	Case Study	2,183,189		90%	218,319
Streets & ROWs - Materials & Services	101-5515	Case Study	1,216,367		90%	121,637
Engineering - Personal Services	101-5520	Per Capita	1,500,453		90%	150,045
Engineering - Materials & Services	101-5520	Per Capita	151,570		90%	15,157
Engineering - Capital Outlay	101-5520	Per Capita	-		90%	-
	Subtotal		\$ 6,845,632			\$ 684,563
Police						
Admin - Personal Services	101-6005	Per Capita	\$ 491,540		15%	\$ 417,800
Admin - Materials & Services	101-6005	Per Capita	781,013		10%	702,912
Admin - Capital Outlay	101-6005	Per Capita	-		10%	-
Communications - Personal Services	101-6010	Per Capita	2,634,571		15%	2,239,385
Communications - Materials & Services	101-6010	Per Capita	98,594		10%	88,735
Animal Control - Personal Services	101-6020	Per Capita	592,635		15%	503,740
Animal Control - Materials & Services	101-6020	Per Capita	85,454		10%	76,909
Animal Control - Capital Outlay	101-6020	Per Capita	-		10%	-
Code Enforcement - Personal Services	101-6022	Per Capita	358,948		15%	305,106
Code Enforcement - Materials & Services	101-6022	Per Capita	15,793		10%	14,214
Law Enforcement - Personal Services	101-6025	Per Capita	10,535,139		15%	8,954,868
Law Enforcement - Materials & Services	101-6025	Per Capita	658,724		10%	592,852
Law Enforcement - Capital Outlay	101-6025	Per Capita	-		10%	-
Training - Personal Services	101-6040	Per Capita	168,627		15%	143,333
Training - Materials & Services	101-6040	Per Capita	81,577		10%	73,419
	Subtotal		\$ 16,502,615			\$ 14,113,281
Fire/Rescue						
Fire/EMS Operations - Personal Services	101-6530	Per Capita	\$ 7,839,504		15%	\$ 6,663,578
Fire/EMA Operations - Materials & Services	101-6530	Per Capita	791,113		10%	712,002
Fire/EMS Operations - Capital Outlay	101-6530	Per Capita	26,000		10%	23,400
Emergency Management - Personal Services	101-6545	Per Capita	130,541		15%	110,960
Emergency Management - Materials & Services	101-6545	Per Capita	9,728		10%	8,755
	Subtotal		\$ 8,796,886			\$ 7,518,695
Grand Total			\$ 49,358,160			\$ 30,346,081

**EXHIBIT A
TABLE 9**
Fiscal Impact Analysis
Absorption & Service Population

	Year 1 2013/14	Year 2 2014/15	Year 3 2015/16	Year 4 2016/17	Year 5 2017/18	Year 6 2018/19	Year 7 2019/20	Year 8 2020/21	Year 9 2021/22	Year 10 2022/23	Year 11 2023/24	Year 12 2024/25	Year 13 2025/26	Year 14 2026/27	Year 15 2027/28	Total
Absorption																
Land Use																
Residential																
Single Family - Residential 1 (Skowogate)	48	37	41	41	38	41	119	118	118	118	118	118	118	118	118	223
Single Family - Residential 2 (Tierra Del Oro)	38	37	41	41	33	41	41	41	41	41	41	41	41	41	41	139
Single Family - Residential 3 (Tierra Del Oro)	38	37	41	41	33	41	41	41	41	41	41	41	41	41	41	96
Single Family - Residential 4 (Milagro Mesa)	38	37	41	41	33	41	41	41	41	41	41	41	41	41	41	134
Multi-Family (TDO - Waterman Apartments)	152	148	381	381	66	81	118	118	118	118	118	118	118	118	118	1,419
Total	352	300	681	681	747	828	947	1,065	1,183	1,301	1,419	1,419	1,419	1,419	1,419	3,419
Non-Residential																
Retail																
Office																
Industrial																
Total																
Cumulative																
TIPO Infrastructure - Public																
Off-Site Infrastructure																
Montevita Arroyo Interceptor																
Sewer System																
Water System																
Drainage System																
Regional Parks/Ponds																
Alfonso Ariza Ave.																
Chinle																
Total																
Sub-total	\$ 1,761,175	\$ 2,378,528	\$ 190,410	\$ 531,318	\$ 571,118	\$ 302,277	\$ 402,482	\$ 810,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,386,387
Non-TIPO Infrastructure - Public																
On-Site Infrastructure																
Grading																
Sewer System																
Water System																
Drainage System																
Streets/Paving																
Landscaping/Monument																
Regional Parks/Ponds																
Local Parks																
Utilities (Twy)																
Other - Subsidized/Lot																
Total																
Sub-total	\$ 1,847,590	\$ 2,175,896	\$ 757,986	\$ 814,270	\$ 1,183,355	\$ 801,475	\$ 112,244	\$ 113,244	\$ 113,244	\$ 142,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,032,619
Non-TIPO Infrastructure - Public																
Off-Site Infrastructure																
Grading																
Sewer System / Collector																
Water System																
Drainage System																
Streets/Paving																
Landscaping/Monument																
Regional Parks/Ponds																
Local Parks																
Utilities (Twy)																
Miscellaneous																
Total																
Sub-total	\$ 651,510	\$ 1,366,780	\$ 2,795,759	\$ 440,698	\$ 803,118	\$ 1,662,179	\$ 10,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,244,072
TIPO Infrastructure - Public																
On-Site Infrastructure																
Drainage System																
Streets/Paving																
Water System																
Regional Parks/Ponds																
Roadway Landscaping																
Parks/Pond																
Grading (Streets/Lot)																
Total																
Sub-total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Infrastructure	\$ 4,241,045	\$ 7,845,313	\$ 4,907,677	\$ 3,845,608	\$ 4,102,314	\$ 4,899,810	\$ 953,336	\$ 964,722	\$ 967,031	\$ 967,031	\$ 967,031	\$ 967,031	\$ 967,031	\$ 967,031	\$ 967,031	\$ 967,031
Cumulative	\$ 4,241,045	\$ 12,305,228	\$ 17,313,703	\$ 21,047,311	\$ 25,334,974	\$ 30,114,354	\$ 31,105,590	\$ 32,014,312	\$ 32,923,340	\$ 33,830,371	\$ 34,737,402	\$ 35,644,433	\$ 36,551,464	\$ 37,458,495	\$ 38,365,526	\$ 39,272,557

(a) Excludes TIPO and PID formation costs.

Exhibit B

TIDD Financing Analysis

Bond Analysis

The TIDD is anticipated to issue short term bonds from excess non-recurring gross receipts taxes and recurring gross receipts taxes. The proposed structure of the tax increment district bonds is discussed below.

Proposed TIDD Bond Structure

Short term bonds are anticipated to be issued based on the gross receipts taxes generated from the construction of the residential and non-residential development, including public infrastructure improvements, as well as recurring gross receipts taxes generated by the 9.86 acre retail site.

Long Term Bonds

Long term bonds are not anticipated to be issued.

Short Term Bonds

Total estimated bonded indebtedness is approximately \$6.98 million. Short term bonds are anticipated to be issued annually, potentially with a term of one to thirty days. The amount of the bond will be in an amount equal to the excess accrued non-recurring gross receipts taxes and annual recurring gross receipts, less issuance costs and annual district administrative costs.

It is anticipated that GRT in the amount of \$7.82 million is required to provide for estimated bonded indebtedness of \$6.98 million (gross) and \$6.62 million (net). In summary:

GRT Required:	\$7,816,267
Less Admin:	\$ 830,000 (TIDD administrative costs; \$83,000 annually)
Gross Bonds:	\$6,986,267
Less Cost of Issuance:	\$ 370,000
Net Bond Proceeds:	\$6,616,267
TIDD Improvements:	\$6,616,267

Stonegate Communities TIDD
 Summary of Development Assumptions

Table 1

Property type	Non-Residential Square Feet	Residential Units	Employees	Construction Costs		Tenant Improvement/ AGOS Receipts		Grand Total Taxable Value	Construction Completion Date
				Residential Units Non-Residential Square Feet	Total GGT Taxable Value	Building Square Foot	Total		
Stonegate		823		\$ 115,750	\$ 95,262,250			\$ 95,262,250	2023
Milagro Mesa		124		\$ 115,750	\$ 14,353,000			\$ 14,353,000	2017
Tierra del Oro (SF)		139		\$ 115,750	\$ 16,089,250			\$ 16,089,250	2017
Tierra del Oro (TH)		95		\$ 107,000	\$ 10,165,000			\$ 10,165,000	2017
Tierra del Oro (MF)		238		\$ 70,000	\$ 16,660,000			\$ 16,660,000	2016
Tierra del Oro - Retail	111,670		248	\$ 120	\$ 13,400,450	-	\$ -	\$ 13,400,450	2017
Infrastructure Public *					\$ 33,033,668			\$ 33,033,668	2023
<i>Non PID, Non Private</i>					\$ -			\$ -	
Total	111,670	1,419	248		\$ 198,963,617	\$ -	\$ -	\$ 198,963,617	

*See detailed Public Infrastructure construction schedule in Table 3, below.

Stonegate Communities TIDD
TIDD Improvement Cost Summary

Table 2

Infrastructure Component	Infrastructure Total	Non-TIDD Infrastructure Costs	
		TIDD Infrastructure Costs	Non-TIDD Infrastructure Costs
On-Site Improvements			
Grading	\$ 1,531,165		1,531,165
Sanitary Sewer System	2,204,280	2,598,641	605,639
Water System	2,234,296	1,737,745	496,551
Drainage System	2,127,077	1,470,811	656,266
Streetwork/Paving	6,591,720	5,138,439	1,453,282
Roadway Landscaping	314,028	314,028	-
Landscape/Street Lighting/Retaining/Perimeter Walls	1,683,021		1,683,021
Local Parks	664,290	664,290	-
Utilities (Dry)	1,606,496		1,606,496
Grading (Streetwork)	476,955	476,955	-
On-Site Improvements (Total)	\$ 20,433,328	\$ -	\$ 12,400,910
Off-Site Improvements			
Grading	\$ -		-
Sanitary Sewer / Collector	1,899,919	1,260,200	639,720
Water System	1,032,648		1,032,648
Drainage System	3,486,885	3,120,021	366,864
Streetwork/Paving	5,292,239	1,147,547	4,144,692
Landscaping/Monument	-		-
Regional Parks/Pond	888,648	838,500	50,148
Utilities (Dry)	-		-
Miscellaneous	-		-
Other - Formation Costs	-	250,000	(750,000)
Off-Site Improvements (Total)	\$ 12,600,339	\$ 6,616,267	\$ 5,484,072
Grand Total	\$ 33,033,668	\$ 6,616,267	\$ 13,516,491

Total costs include soft costs which comprise of surveying, engineering, inspection, insurance, and compliance. Soft costs are estimated at 22%.

Stonegate Communities TIDD
TIDD Improvement Cost Summary – Construction Schedule

Table 3

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
TIDD Infrastructure - Public															
Off-Site Infrastructure															
Municipal Sewer Interceptor	1,100,200	1,368,300	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewer System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage System	1,120,021	136,377	1,560,011	-	310,908	330,501	111,454	185,454	370,508	-	-	-	-	-	-
Regional Parks/Ponds	438,500	307,700	470,800	-	-	-	-	-	-	-	-	-	-	-	-
Montezuma Area	952,151	-	-	10,410	190,470	390,432	142,823	338,038	-	-	-	-	-	-	-
Cost/1	195,356	97,696	97,696	-	-	-	-	-	-	-	-	-	-	-	-
On-Site Infrastructure - Public															
Grading															
Grading	1,871,145	1,094,060	522,305	-	-	-	-	-	-	-	-	-	-	-	-
Sewer System															
Sewer System	405,839	361,156	161,354	-	141,164	141,214	-	-	-	-	-	-	-	-	-
Water System															
Water System	496,551	334,375	346,375	-	111,800	111,800	-	-	-	-	-	-	-	-	-
Drainage System															
Drainage System	150,106	384,014	364,014	-	360,119	340,119	-	-	-	-	-	-	-	-	-
Streets/Landscaping															
Roadway Landscaping	1,453,212	197,335	197,335	-	-	309,216	309,216	-	-	-	-	-	-	-	-
Landscape/Lighting															
Landscape/Lighting	1,681,011	-	181,171	222,487	222,487	222,417	251,250	111,244	111,244	111,244	141,546	-	-	-	-
Local Parks															
Local Parks	1,608,456	-	581,489	575,489	178,100	178,100	-	-	-	-	-	-	-	-	-
Other - Subsidies/Lot															
Other - Subsidies/Lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-TIDD Infrastructure - Public															
Off-Site Infrastructure															
Grading															
Grading	639,220	37,410	717,410	82,053	82,050	-	-	-	-	-	-	-	-	-	-
Sewer System/Collector															
Sewer System/Collector	1,812,548	30,119	816,429	55,530	55,530	-	-	-	-	-	-	-	-	-	-
Water System															
Water System	388,354	381,431	381,431	-	-	-	-	-	-	-	-	-	-	-	-
Drainage System															
Drainage System	4,344,852	27,109	11,109	1,853,249	293,085	293,088	1,451,145	-	-	-	-	-	-	-	-
Streets/Landscaping															
Streets/Landscaping	50,148	-	-	10,030	10,030	10,030	10,030	10,030	-	-	-	-	-	-	-
Regional Parks/Ponds															
Regional Parks/Ponds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities (Dry)															
Utilities (Dry)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization															
Amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PID Infrastructure - Public															
On-Site Infrastructure															
Drainage System															
Drainage System	1,470,311	-	294,162	294,162	294,162	294,162	294,162	294,162	-	-	-	-	-	-	-
Streets/Landscaping															
Streets/Landscaping	5,138,430	-	714,083	714,083	714,083	714,083	714,083	714,083	367,041	367,041	367,231	367,842	-	-	-
Sewer System															
Sewer System	3,786,541	-	519,738	519,738	519,738	519,738	519,738	519,738	-	-	-	-	-	-	-
Water System															
Water System	1,737,745	-	241,549	241,549	241,549	241,549	241,549	241,549	-	-	-	-	-	-	-
Roadway Landscaping															
Roadway Landscaping	314,828	-	-	62,806	62,806	62,806	62,806	62,806	31,403	31,403	31,403	-	-	-	-
Parks/Ponds															
Parks/Ponds	664,250	-	132,450	132,450	132,450	132,450	132,450	132,450	-	-	-	-	-	-	-
Grading (Streetwork)															
Grading (Streetwork)	478,355	-	95,671	95,671	95,671	95,671	95,671	95,671	47,836	47,836	47,836	-	-	-	-

(a) Excludes TIDD and PID formation costs.

Stonegate Communities TIDD
 Property Tax Rates
 Fiscal Year 2013

Table 4

Taxing Agency	Residential			Non-Residential		
	Property Tax Rate	Adjusted for Bond Pledges (a)	Available for TIDD (b)	Property Tax Rate	Adjusted for Bond Pledges (a)	Available for TIDD (b)
State	0.1360%	0.0000%	0.0000%	0.1360%	0.0000%	0.0000%
County	0.6995%	0.5964%	0.0000%	1.1061%	1.0030%	0.0000%
City	0.8607%	0.6990%	0.0000%	0.6776%	0.5159%	0.0000%
School	1.0785%	0.0247%	0.0000%	1.0845%	0.0305%	0.0000%
Central NM CC	0.3344%	0.2794%	0.0000%	0.3550%	0.3000%	0.0000%
SSCAFCA	0.1867%	0.0844%	0.0000%	0.1925%	0.0906%	0.0000%
Contracting Hospitals	0.4250%	0.4250%	0.0000%	0.4250%	0.4250%	0.0000%
Grand Total	3.7208%	2.1089%	0.0000%	3.9769%	2.3650%	0.0000%

- (a) Includes only property tax included for operation.
- (b) Assumes none of the property tax increment will be made available for TIDD bonds.

Stonegate Communities TIDD
Gross Receipt Tax Calculations
 Rates: January 1, 2013 – June 30, 2013

Table 5

Taxing Agency	Gross Receipts Tax			
	Rate	Adjusted for Dedications	75% Pledged to TIDD	Net to TIDD after 3.5% State Administrative Fee
City of Rio Rancho				
City GRT, General Purpose	1.5000%	1.5000%	1.12500%	1.0856%
City GRT, Infrastructure	0.1250%	0.1250%	0.0938%	0.0905%
State Shared GRT	1.2250%	1.2250%	0.9188%	0.9188%
City GRT Environmental	0.0625%	0.0000%	0.0000%	0.0000%
City GRT Higher Ed	0.2500%	0.0000%	0.0000%	0.0000%
Subtotal	3.1625%	2.8500%	2.1375%	2.0948%
Sandoval County				
County GRT, General Purpose	0.1250%	0.0000%	0.0000%	0.0000%
County GRT, Infrastructure	0.0625%	0.0625%	0.0469%	0.0452%
County GRT, Infrastructure	0.0625%	0.0625%	0.0469%	0.0452%
Transportation District	0.1250%	0.0000%	0.0000%	0.0000%
Subtotal	0.3750%	0.1250%	0.0938%	0.0905%
State of New Mexico				
State - General Fund	3.9000%	0.0000%	0.0000%	0.0000%
Total	7.4375%	2.9750%	2.2313%	2.1853%

Summary of Increment	One-Time	Recurring	Total
GRT - City & County (a) (b)	\$4,347,977	\$5,857,566	\$10,205,543

(a) Captures year following absorption period.

(b) Recurring GRT is amount of increment for years 2018/19-2024/25.

Stonegate Communities TIDD
 Gross Receipt Tax Calculations
 Rates: January 1, 2013 – June 30, 2013

GRT Sensitivity Analysis

Table 6

Taxing Agency	Gross Receipts Tax				
	Net to TIDD after 3.5% State Administrative Fee				
	Sensitivity county Pledge 75%	Sensitivity county Pledge 50%	Sensitivity county Pledge 35%	Sensitivity county Pledge 25%	Sensitivity county Pledge 0%
City of Rio Rancho					
City GRT, General Purpose	1.0856%	1.0856%	1.0856%	1.0856%	1.0856%
City GRT, Infrastructure	0.0905%	0.0905%	0.0905%	0.0905%	0.0905%
State Shared GRT	0.9188%	0.9188%	0.9188%	0.9188%	0.9188%
City GRT Environmental	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
City GRT Higher Ed	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Subtotal	2.0948%	2.0948%	2.0948%	2.0948%	2.0948%
Sandoval County					
County GRT, General Purpose	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
County GRT, Infrastructure	0.3452%	0.0302%	0.0211%	0.0151%	0.0000%
County GRT, Infrastructure	0.0452%	0.0302%	0.0211%	0.0151%	0.0000%
Transportation District	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Subtotal	0.0905%	0.0603%	0.0422%	0.0302%	0.0000%
State of New Mexico					
State - General Fund	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
Total	2.1853%	2.1552%	2.1371%	2.1250%	2.0948%
Summary of Increment	GRT Total				
GRT - City & County (Recurring)	\$5,857,566	\$5,776,735	\$5,728,236	\$5,635,903	\$5,615,072
Summary of Increment	GRT Total				
GRT - City & County (Total)	\$10,205,343	\$10,064,712	\$9,980,213	\$9,923,880	\$9,783,048

Exhibit C

Cash Flow Analysis

Exhibit C

Cash Flow Analysis
Development Construction Cost

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Vertical Construction															
Total (a)	823	37	41	35	81	119	118	118	118	118	118	118	118	118	118
Vertical \$	4,384,500	4,282,750	4,745,750	4,051,250	9,275,750	13,774,250	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500
adagoo Mesa Units	114	37	41	35	81	119	118	118	118	118	118	118	118	118	118
Vertical \$	14,533,000	4,282,750	4,745,750	926,000	-	-	-	-	-	-	-	-	-	-	-
Tierra del Oro (BF) Units	189	37	41	35	81	119	118	118	118	118	118	118	118	118	118
Vertical \$	16,088,150	4,282,750	4,745,750	2,842,250	-	-	-	-	-	-	-	-	-	-	-
Tierra del Oro (TH) Units	95	37	41	35	81	119	118	118	118	118	118	118	118	118	118
Vertical \$	10,165,000	3,953,000	2,140,000	-	-	-	-	-	-	-	-	-	-	-	-
Tierra del Oro (MF) Units	238	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vertical \$	16,660,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tierra del Oro - Retail Sq. Ft.	111,670	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vertical \$	13,400,450	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,458	348	381	66	81	119	118	118	118	118	118	118	118	118	118
Sq. Ft.	313,670	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vertical \$	165,979,550	16,807,250	18,037,250	21,093,850	9,376,750	13,774,250	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500	13,658,500
Infrastructure															
Non PID	4,241,045	5,866,645	2,748,174	1,779,806	2,007,811	2,771,931	524,765	442,152	111,244	142,646	-	-	-	-	-
Public	-	2,096,497	2,159,302	2,159,302	2,159,302	2,127,853	466,571	466,571	398,434	367,031	-	-	-	-	-
Total	4,241,045	7,963,142	4,907,476	3,939,108	4,167,113	4,899,784	991,336	908,723	509,678	509,678	-	-	-	-	-
PID*	-	2,096,497	2,159,302	2,159,302	2,159,302	2,127,853	466,571	466,571	398,434	367,031	-	-	-	-	-
Brinks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Included in Public Total.															
Grand Total	4,241,045	25,224,831	21,714,727	16,272,858	25,207,064	14,775,530	14,765,585	14,547,222	14,168,178	14,168,178	14,168,178	14,168,178	14,168,178	14,168,178	14,168,178
Less Private	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Improvements subject to DRT	4,241,045	25,224,831	21,714,727	16,272,858	25,207,064	14,775,530	14,765,585	14,547,222	14,168,178	14,168,178	14,168,178	14,168,178	14,168,178	14,168,178	14,168,178
Gross Receipts from Retail (b)	-	-	-	-	18,292,786	58,293,786	38,293,786	38,293,786	38,293,786	38,293,786	38,293,786	38,293,786	38,293,786	38,293,786	38,293,786
Total Improvements and Gross Receipts	4,241,045	25,224,831	21,714,727	16,272,858	43,499,850	73,069,316	53,059,371	52,840,998	52,466,963	52,466,963	52,466,963	52,466,963	52,466,963	52,466,963	52,466,963

(a) Development absorption, Units, and Vertical \$ are consistent with the Market Demand Study, although no escalation of construction costs are assumed as all projected revenue and costs are constant.

(b) Captures 7 years of gross receipts. Assumes 100% of gross receipts are subject to DRT. Gross receipts generated by the retail property, assumes a 10% vacancy rate.

Exhibit C

Cash Flow Analysis
Development Construction Cost

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Total Improvements Subject to GRT	4,241,045	35,224,681	21,714,727	36,372,858	25,207,064	34,275,580	16,763,866	14,367,222	14,108,278	14,068,178	13,653,500	-	-	-	-
Total Gross Receipts from Retail Total Improvements and Gross Receipts	4,241,045	25,224,681	21,714,727	36,372,858	25,207,064	34,275,580	16,763,866	14,367,222	14,108,278	14,068,178	13,653,500	-	-	-	-
Total GRT Net to TIDD	92,680	84,843	551,238	474,535	807,972	1,387,648	1,348,701	1,159,459	1,155,335	1,146,414	1,146,414	1,135,276	-	-	-
City Portion	92,680	84,843	551,238	474,535	807,972	1,387,648	1,348,701	1,159,459	1,155,335	1,146,414	1,146,414	1,135,276	-	-	-
County Portion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(a) Assumed GRT to TIDD in the year following absorption period. GRT to TIDD estimated thru 2024/25. Actual terms of TIDD may extend beyond 2024/25.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
One-Time GRT	92,680	84,843	551,238	474,535	807,972	1,387,648	1,348,701	1,159,459	1,155,335	1,146,414	1,146,414	1,135,276	-	-	-
GRT Net to TIDD	92,680	84,843	551,238	474,535	807,972	1,387,648	1,348,701	1,159,459	1,155,335	1,146,414	1,146,414	1,135,276	-	-	-
Administrative - TIDD	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	(83,000)	-	-	-
GRT Available for Debt Service	9,680	1,843	468,238	391,535	724,972	1,004,648	965,701	876,459	872,335	863,414	863,414	852,276	-	-	-
Cumulative	9,680	11,523	579,761	971,296	1,696,268	2,700,916	3,666,617	4,543,076	5,415,411	6,278,825	7,142,239	8,014,515	8,886,791	9,769,066	10,651,341
Recurring GRT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRT Net to TIDD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative TIDD (Included above)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRT Available for Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Exhibit C

Cash Flow Analysis
Development Construction Cost
Sensitivity Analysis

Sensitivity: 2.355%		@75% Local RISK Cost														
Total		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
T																
o	467,006,117	4,241,045	25,224,681	21,714,727	36,972,858	63,498,849	52,567,366	53,057,371	52,859,008	52,459,963	52,459,963	51,950,286	-	-	-	-
GRT Net to TIDD	10,205,543	-	92,680	551,298	474,555	807,972	1,387,648	1,148,761	1,159,469	1,155,135	1,146,414	1,146,414	1,135,276	-	-	-
Cumulative		-	92,680	643,918	1,118,453	1,926,425	3,314,074	4,462,835	5,622,304	6,777,439	7,923,851	9,070,267	10,205,543	10,205,543	10,205,543	10,205,543
GRT Available for Debt Service		-	92,680	551,298	474,555	807,972	1,387,648	1,148,761	1,159,469	1,155,135	1,146,414	1,146,414	1,135,276	-	-	-

Sensitivity: 2.155%		@75% Local RISK Cost														
Total		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
T																
o	467,006,117	4,241,045	25,224,681	21,714,727	36,972,858	63,498,849	52,567,366	53,057,371	52,859,008	52,459,963	52,459,963	51,950,286	-	-	-	-
GRT Net to TIDD	10,064,712	-	91,401	543,631	467,986	796,823	1,368,499	1,132,909	1,143,469	1,139,194	1,130,594	1,130,594	1,119,610	-	-	-
Cumulative		-	91,401	635,032	1,103,019	1,899,842	3,268,341	4,401,250	5,544,719	6,683,913	7,814,508	8,945,102	10,064,712	10,064,712	-	-
GRT Available for Debt Service		-	91,401	543,631	467,986	796,823	1,368,499	1,132,909	1,143,469	1,139,194	1,130,594	1,130,594	1,119,610	-	-	-

Sensitivity: 2.0371%		@75% Local RISK Cost														
Total		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
T																
o	467,006,117	4,241,045	25,224,681	21,714,727	36,972,858	63,498,849	52,567,366	53,057,371	52,859,008	52,459,963	52,459,963	51,950,286	-	-	-	-
GRT Net to TIDD	9,980,213	-	90,634	539,067	464,057	790,133	1,357,010	1,123,397	1,133,869	1,129,630	1,121,102	1,121,102	1,110,210	-	-	-
Cumulative		-	90,634	629,701	1,093,758	1,883,891	3,240,901	4,364,299	5,498,168	6,627,798	7,748,900	8,870,003	9,980,213	9,980,213	-	-
GRT Available for Debt Service		-	90,634	539,067	464,057	790,133	1,357,010	1,123,397	1,133,869	1,129,630	1,121,102	1,121,102	1,110,210	-	-	-

Sensitivity: 2.225%		@75% Local RISK Cost														
Total		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
T																
o	467,006,117	4,241,045	25,224,681	21,714,727	36,972,858	63,498,849	52,567,366	53,057,371	52,859,008	52,459,963	52,459,963	51,950,286	-	-	-	-
GRT Net to TIDD	9,923,880	-	90,122	536,024	461,438	785,673	1,349,351	1,117,057	1,127,469	1,123,254	1,114,774	1,114,774	1,103,944	-	-	-
Cumulative		-	90,122	626,147	1,087,585	1,873,258	3,222,608	4,339,665	5,467,134	6,590,388	7,705,162	8,819,936	9,923,880	9,923,880	-	-
GRT Available for Debt Service		-	90,122	536,024	461,438	785,673	1,349,351	1,117,057	1,127,469	1,123,254	1,114,774	1,114,774	1,103,944	-	-	-

Sensitivity: 2.0948%		@75% Local RISK Cost														
Total		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
T																
o	467,006,117	4,241,045	25,224,681	21,714,727	36,972,858	63,498,849	52,567,366	53,057,371	52,859,008	52,459,963	52,459,963	51,950,286	-	-	-	-
GRT Net to TIDD	9,783,048	-	88,843	528,418	454,890	774,524	1,330,202	1,101,204	1,111,469	1,107,314	1,098,954	1,098,954	1,088,277	-	-	-
Cumulative		-	88,843	617,261	1,072,151	1,846,674	3,176,876	4,278,080	5,389,549	6,496,863	7,595,817	8,694,171	9,783,048	9,783,048	-	-
GRT Available for Debt Service		-	88,843	528,418	454,890	774,524	1,330,202	1,101,204	1,111,469	1,107,314	1,098,954	1,098,954	1,088,277	-	-	-