

**City of Pflugerville TIRZ #1
FY23 Projected Financial Statement
as of March 31, 2023**

TIRZ Base Value¹: \$9,853,165

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value ¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service ²	Construction Reimbursement Payments to Developer/City	Balance
FY11	2010	\$ 0.6040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY12	2011	\$ 0.5990	\$ 1,971,519	\$ 11,806	\$ (590)	\$ (10,750)	\$ (9,556)	\$ -	\$ -	\$ (9,090)
FY13	2012	\$ 0.5940	\$ 3,669,945	\$ 21,004	\$ (1,050)	\$ (38,250)	\$ (4,354)	\$ -	\$ -	\$ (31,740)
FY14	2013	\$ 0.5736	\$ 23,711,187	\$ 136,008	\$ (6,800)	\$ (82,250)	\$ (2,832)	\$ -	\$ -	\$ 12,386
FY15	2014	\$ 0.5336	\$ 61,970,685	\$ 329,803	\$ (16,490)	\$ (126,250)	\$ (3,110)	\$ -	\$ -	\$ 196,339
FY16	2015	\$ 0.5405	\$ 112,158,594	\$ 616,216	\$ (30,776)	\$ (151,000)	\$ (15,094)	\$ -	\$ -	\$ 615,685
FY17	2016	\$ 0.5399	\$ 174,624,565	\$ 941,588	\$ (46,690)	\$ (171,250)	\$ (1,802)	\$ (254,970)	\$ -	\$ 1,082,561
FY18	2017	\$ 0.5399	\$ 210,984,750	\$ 1,156,023	\$ (56,710)	\$ (181,250)	\$ (1,522)	\$ (593,119)	\$ (658,840)	\$ 747,144
FY19	2018	\$ 0.4976	\$ 248,657,130	\$ 1,252,286	\$ (61,316)	\$ (246,550)	\$ (3,943)	\$ (596,738)	\$ -	\$ 1,090,883
FY20	2019	\$ 0.4976	\$ 320,538,564	\$ 1,606,663	\$ (79,658)	\$ (319,200)	\$ (1,550)	\$ (598,422)	\$ -	\$ 1,698,717
FY21	2020	\$ 0.4863	\$ 343,514,087	\$ 1,648,069	\$ (82,345)	\$ (319,200)	\$ (332)	\$ (599,243)	\$ -	\$ 2,345,666
FY22	2021	\$ 0.4863	\$ 378,983,687	\$ 1,894,397	\$ (93,614)	\$ (316,950)	\$ (1,356)	\$ (595,538)	\$ (320,705)	\$ 2,911,901
FY23 ³	2022	\$ 0.4813	\$ 461,792,021	\$ 2,271,807	\$ (110,158)	\$ (319,200)	\$ (5,430) ⁴	\$ (592,790)	\$ -	\$ 4,156,131

Notes: See Individual Section Quarterly Reports for additional information.

¹ The base value of TIRZ#1 was established at \$5,934,138 in FY11, with Falcon Pointe. In FY19, TIRZ#1 was enlarged to include the Pecan District, with a base value of \$3,924,027. In FY20, the Travis County Central Appraisal District adjusted the base value of the Pecan District to \$3,919,027.

² The City issued Certificates of Obligation in the amounts of \$7,505,000 and \$2,230,000 in June 2016 and December 2017, respectively. The debt service on these issuances will be paid by TIRZ funds.

³ Year in progress, information as of March 31, 2023.

⁴ Additional \$4,616 expense included for Pecan Street Corridor (DTE)

**City of Pflugerville TIRZ #1 - Falcon Pointe
Financial Statement
as of March 31, 2023**

TIRZ Base Value¹: \$5,934,138.

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value ¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service ²	Construction Reimbursement Payments to Developer/City	Balance
FY11	2010	\$ 0.6040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY12	2011	\$ 0.5990	\$ 1,971,519	\$ 11,806	\$ (590)	\$ (10,750)	\$ (9,556)	\$ -	\$ -	\$ (9,090)
FY13	2012	\$ 0.5940	\$ 3,669,945	\$ 21,004	\$ (1,050)	\$ (38,250)	\$ (4,354)	\$ -	\$ -	\$ (31,740)
FY14	2013	\$ 0.5736	\$ 23,711,187	\$ 136,008	\$ (6,800)	\$ (82,250)	\$ (2,832)	\$ -	\$ -	\$ 12,386
FY15	2014	\$ 0.5336	\$ 61,970,685	\$ 329,803	\$ (16,490)	\$ (126,250)	\$ (3,110)	\$ -	\$ -	\$ 196,339
FY16	2015	\$ 0.5405	\$ 112,158,594	\$ 616,216	\$ (30,776)	\$ (151,000)	\$ (15,094)	\$ -	\$ -	\$ 615,685
FY17	2016	\$ 0.5399	\$ 174,624,565	\$ 941,588	\$ (46,690)	\$ (171,250)	\$ (1,802)	\$ (254,970)	\$ -	\$ 1,082,561
FY18	2017	\$ 0.5399	\$ 210,984,750	\$ 1,156,023	\$ (56,710)	\$ (181,250)	\$ (1,522)	\$ (593,119)	\$ (658,840)	\$ 747,144
FY19	2018	\$ 0.4976	\$ 248,657,130	\$ 1,252,286	\$ (61,316)	\$ (246,550)	\$ (1,902)	\$ (596,738)	\$ -	\$ 1,092,924
FY20	2019	\$ 0.4976	\$ 318,036,193	\$ 1,594,176	\$ (79,034)	\$ (250,700)	\$ (936)	\$ (598,422)	\$ -	\$ 1,758,008
FY21	2020	\$ 0.4863	\$ 328,849,598	\$ 1,585,136	\$ (79,199)	\$ (250,700)	\$ (332)	\$ (599,243)	\$ -	\$ 2,413,670
FY22	2021	\$ 0.4863	\$ 346,690,853	\$ 1,715,626	\$ (84,809)	\$ (248,450)	\$ (1,356)	\$ (595,538)	\$ -	\$ 3,199,143
FY23 ³	2022	\$ 0.4813	\$ 413,212,549	\$ 2,033,139	\$ (98,547)	\$ (250,700)	\$ (728)	\$ (592,790)	\$ -	\$ 4,289,517

Note: See Individual Annual Report for additional information.

¹ The Falcon Pointe section of TIRZ#1 was established with a base value of \$5,934,138, revenue from this base value is not included in the captured appraised value.

² The City issued Certificates of Obligation in the amounts of \$7,505,000 and \$2,230,000 in June 2016 and December 2017, respectively.

The debt service on these issuances will be paid by TIRZ funds.

³ Year in progress, information as of March 31, 2023.

**City of Pflugerville TIRZ #1 - Pecan District
Financial Statement
as of March 31, 2023**

TIRZ Base Value¹: \$3,919,027

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value ¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service ²	Construction Reimbursement Payments to Developer/City	Balance
FY19	2018	\$ 0.4976	\$ -	\$ -	\$ -	\$ -	\$ (2,041)	\$ -	\$ -	\$ (2,041)
FY20	2019	\$ 0.4976	\$ 2,502,371	\$ 12,487	\$ (624)	\$ (68,500)	\$ (614)	\$ -	\$ -	\$ (59,292)
FY21	2020	\$ 0.4863	\$ 14,664,489	\$ 62,933	\$ (3,146)	\$ (68,500)	\$ -	\$ -	\$ -	\$ (68,005)
FY22	2021	\$ 0.4863	\$ 32,292,834	\$ 178,771	\$ (8,805)	\$ (68,500)	\$ -	\$ -	\$ (320,705)	\$ (287,244)
FY23 ³	2022	\$ 0.4813	\$ 48,579,472	\$ 238,668	\$ (11,611)	\$ (68,500)	\$ (86)	\$ -	\$ -	\$ (128,773)

Note: See Individual Annual Report for additional information.

¹ The Pecan District section of TIRZ#1 was established with a base value of \$3,924,027. In FY20, the Travis County Central Appraisal District adjusted this value to \$3,919,027. Revenue from this base value is not included in the captured appraised value.

² No debt has been issued on behalf of the Pecan District section of TIRZ#1.

³ Year in progress, information as of March 31, 2023.

Pflugerville TIRZ #1 FY23 Financial Report
Falcon Pointe
as of March 31, 2023

Revenues

Estimated Tax Revenue	\$	1,970,931	
Interest Income - Actual through 3/31/23	\$	62,208	
		Total Revenues	\$ 2,033,139

Expenditures

Administrative Fee

Estimated Administrative Fee (5% Tax Revenues)	\$	98,547	
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Service Payments

Completed Homes (as of 3/31/23) - 776 homes x \$250	\$	194,000	
Completed Multi-Family Units (as of 3/31/23) - 324 x \$175	\$	56,700	
Estimated New Homes for FY23 - 0 homes	\$	-	
		Total Estimated Service Payments	\$ 250,700

Operating Expenditures

Legal Services

First Quarter	\$	-	
Second Quarter	\$	728	
		Total Legal Services	\$ 728
		Total Operating Expenditures	\$ 728

TIRZ Debt Service Payments

Debt Payment Due - February 1, 2023	\$	148,195	
Estimated Debt Payment Due - August 1, 2023	\$	443,195	
Estimated Debt Service Annual Service Fees	\$	1,400	
		Total Estimated Debt Payments	\$ 592,790

		Total Expenditures	\$ 942,765
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		Net Income (Loss)	\$ 1,090,374
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¹ Valuation adjustments may occur throughout the year as protests outstanding at the time of certification are resolved.

Prior Year Fund Balance	\$	3,199,144	
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		Estimated September 30, 2023 Fund Balance	\$ 4,289,518
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Pflugerville TIRZ #1 FY22 Financial Report
Pecan District
as of March 31, 2022

Revenues

Estimated Tax Revenue	232,210	
Interest Income - Actual through 3/31/22	6,458	
Due From General Fund: FY21 Tax Increment		
Total Revenues	\$	238,668

Expenditures

<u>Administrative Fee</u>		
Estimated Administrative Fee (5% Tax Revenues)	\$	11,611

<u>Service Payments</u>		
Completed Residential Units (as of 3/31/22) - 274 x \$250	\$	68,500
Estimated Residential Units for FY22 - 0 x \$250	\$	-
Total Estimated Service Payments	\$	68,500

<u>Operating Expenditures</u>		
<u>Legal Services</u>		
First Quarter	\$	-
Second Quarter	\$	86
Third Quarter	\$	-
Total Legal Services	\$	86
Total Operating Expenditures	\$	86

Total Expenditures	\$	80,197
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Net Income (Loss)	\$	158,471
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¹ Valuation adjustments may occur throughout the year as protests outstanding at the time of certification are resolved.

	Previous fund balance	\$ (287,244)
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	Estimated September 30, 2022 Fund Balance	\$ (128,773)
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