

City of Pflugerville TIRZ #1
FY25 Projected Financial Statement
as of April 30, 2025

TIRZ Base Value¹: \$246,367,141

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service²	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	2022	\$ 0.4813	\$ 464,166,552	\$ 2,380,683	\$ (110,158)	\$ (316,950)	\$ (92,146)	\$ (592,688)	\$ -	\$ 4,180,643
FY24	2023	\$ 0.5362	\$ 617,309,684	\$ 3,559,152	\$ (161,434)	\$ (427,800)	\$ (43,608)	\$ (1,795,029)	\$ -	\$ 5,311,924
FY25	2024	\$ 0.5428	\$ 953,529,237	\$ 4,576,544	\$ (221,320)	\$ (410,825)	\$ (60,084)	\$ (736,547)	\$ -	\$ 8,459,693

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. In FY23, TIRZ#1 was enlarged to include the Pecan Corridor, with a base value of \$192,376,292 and SH 45 Corridor with a base value of \$44,137,684

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. The City issued Certificate of Obligations in June 2023 with a portion of the debt paid for by TIRZ funds.

City of Pflugerville TIRZ #1 - Falcon Pointe
Financial Statement
as of April 30, 2025

TIRZ Base Value¹: \$5,934,138.

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service²	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	2022	\$ 0.4813	\$ 415,920,042	\$ 2,134,330	\$ (98,547)	\$ (248,450)	\$ (2,000)	\$ (592,688)	\$ -	\$ 4,391,788
FY24	2023	\$ 0.5362	\$ 461,259,215	\$ 2,715,653	\$ (120,485)	\$ (248,700)	\$ (3,000)	\$ (592,720)	\$ -	\$ 6,142,536
FY25	2024	\$ 0.5428	\$ 470,522,412	\$ 2,646,001	\$ (125,583)	\$ (248,700)	\$ (1,250)	\$ (139,273)	\$ -	\$ 8,273,731

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 April 30, 2025

TIRZ Base Value¹: \$3,919,027

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service²	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	2022	\$ 0.4813	\$ 48,246,510	\$ 246,353	\$ (11,611)	\$ (68,500)	\$ (5,452)	\$ -	\$ -	\$ (126,454)
FY24	2023	\$ 0.5362	\$ 57,943,170	\$ 335,228	\$ (15,535)	\$ (68,500)	\$ (3,577)	\$ -	\$ -	\$ 121,162
FY25	2024	\$ 0.5428	\$ 53,715,163	\$ 307,369	\$ (14,578)	\$ (47,950)	\$ (3,423)	\$ -	\$ -	\$ 362,580

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.

City of Pflugerville TIRZ #1 - Downtown East/Pecan Corridor
Financial Statement
as of April 30, 2025

TIRZ Base Value¹: \$192,376,292

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service²	Construction Reimbursement Payments to Developer/City	Balance
FY23	2022	\$ 0.4813	\$ -	\$ -	\$ -	\$ -	\$ (72,194)	\$ -	\$ -	\$ (72,194)
FY24	2023	\$ 0.5362	\$ -	\$ -	\$ -	\$ -	\$ (34,031)	\$ (1,202,309)	\$ -	\$ (1,308,534)
FY25	2024	\$ 0.5428	\$ 181,897,568	\$ 685,692	\$ (34,285)	\$ (8,000)	\$ (54,161)	\$ (597,274)	\$ -	\$ (1,316,562)

Note: See Individual Annual Report for additional information.

¹

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

City of Pflugerville TIRZ #1 - SH 45
Financial Statement
as of April 30, 2025

TIRZ Base Value¹: \$44,137,684

Fiscal Year	Tax Year	Tax Rate	Certified Captured Appraised Value¹	TIRZ Revenue	City 5% Admin Fee	Service Payments for Single & MF Housing	Other Reimbursable Operating expenses	Debt Service²	Construction Reimbursement Payments to Developer/City	Balance
FY23	2022	\$ 0.4813	\$ -	\$ -	\$ -	\$ -	\$ (12,500)	\$ -	\$ -	\$ (12,500)
FY24	2023	\$ 0.5362	\$ 98,107,299	\$ 508,271	\$ (25,414)	\$ (110,600)	\$ (3,000)	\$ -	\$ -	\$ 356,757
FY25	2024	\$ 0.5428	\$ 247,394,094	\$ 937,482	\$ (46,874)	\$ (106,175)	\$ (1,250)	\$ -	\$ -	\$ 1,139,940

Note: See Individual Annual Report for additional information.

¹

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