

Pflugerville TIRZ #1 FY23 Financial Report  
**Falcon Pointe**  
as of June 30, 2024

Valuation Recap			
Appraised Value (as of Jan. 1, 2023)	\$	451,027,359	
Valuations Adjustments <sup>1</sup>	\$	16,165,994	
Base Value	\$	(5,934,138)	
Captured Appraised Value (AV)	\$	461,259,215	<div style="text-align: center;">Increase from Prior Year</div> AV    \$ 45,339,173    11% Levy   \$    471,449    24%
Tax Rate (per \$100 valuation)		0.5362	
Tax Levy	\$	2,473,272	

**Revenues**

Actual Tax Revenue Collected	\$	2,409,709
Interest Income - Actual through 6/30/24	\$	238,258
<b>Total Revenues</b>	<b>\$</b>	<b>2,647,967</b>

**Expenditures**

Administrative Fee

Estimated Administrative Fee (5% Tax Revenues)	\$	120,485
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Service Payments

Completed Homes (as of 6/30/22) - \$250 homes x 767	\$	191,750
Completed Multi-Family Units (as of 6/30/22)-\$175 x 324	\$	56,700
		-
<b>Total Estimated Service Payments</b>	<b>\$</b>	<b>248,450</b>

Operating Expenditures

Legal & Administrative Services

<u>First Quarter</u>	\$	1,188
<u>Second Quarter</u>	\$	688
<u>Third Quarter</u>		-
<b>Total Legal &amp; Administrative Services</b>	<b>\$</b>	<b>1,875</b>
<b>Total Operating Expenditures</b>	<b>\$</b>	<b>1,875</b>

TIRZ Debt Service Payments

Debt Payment Due - February 1, 2022	\$	143,860
Debt Payment Due - August 1, 2022	\$	448,860
Estimated Debt Service Annual Service Fees	\$	1,000
<b>Total Estimated Debt Payments</b>	<b>\$</b>	<b>593,720</b>

<b>Total Expenditures</b>	<b>\$</b>	<b>964,530</b>
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<b>Net Income (Loss)</b>	<b>\$</b>	<b>1,683,437</b>
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<sup>1</sup> Valuation adjustments may occur throughout the year as protests outstanding at the time of certification are resolved. Prior Year Fund Balance    \$    4,391,789

**Estimated September 30, 2024 Fund Balance    \$    6,075,226**

Pflugerville TIRZ #1 FY23 Financial Report  
**Pecan District**  
as of June 30, 2024

Valuation Recap				
Appraised Value (as of Jan. 1, 2023)	\$	57,714,909		
Valuations Adjustments <sup>1</sup>	\$	4,147,288		
Base Value	\$	(3,919,027)		
Captured Appraised Value (AV)	\$	57,943,170		
Tax Rate (per \$100 valuation)		0.5362		
Tax Levy	\$	310,691		

  

Increase from Prior Year			
AV	\$	9,696,660	20%
Lewy	\$	78,481	34%

**Revenues**

Tax Revenue - Actual Receipts (100% collected)	\$	310,691	
Interest Income - Actual through 4/30/24	\$	22,000	
<b>Total Revenues</b>		<b>\$</b>	<b>332,691</b>

**Expenditures**

<u>Administrative Fee</u>			
Administrative Fee (5% Tax Revenues)	\$	15,535	

<u>Service Payments</u>			
Completed Residential Units (as of 9/30/23) - 274 x \$250	\$	68,500	
	\$	-	
Total Estimated Service Payments		\$	68,500

Operating Expenditures

Legal & Administrative Services			
First Quarter	\$	1,248	
Second Quarter	\$	1,082	
Third Quarter	\$	122	
Fourth Quarter	\$	-	
Total Legal & Administrative Services		\$	2,452
Development Project Reimbursement			
Total Operating Expenditures		\$	2,452

	<b>Total Expenditures</b>	<b>\$</b>	<b>86,487</b>
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	<b>Net Income (Loss)</b>	<b>\$</b>	<b>246,204</b>
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<sup>1</sup> Valuation adjustments may occur throughout the year as protests outstanding at the time of certification are resolved.

Prior Year Fund Balance      \$    (126,454)

**September 30, 2024 Fund Balance      \$    119,750**

Pflugerville TIRZ #1 FY23 Financial Report  
**Downtown Pecan Corridor**  
as of June 30, 2024

Valuation Recap	
Appraised Value (as of Jan. 1, 2023)	\$ 372,313,895
Valuations Adjustments <sup>1</sup>	\$ 109,821
Base Value	\$ (418,555,343)
Captured Appraised Value (AV)	\$ (46,131,627)
Tax Rate (per \$100 valuation)	-
Tax Levy	-

**Revenues**

Tax Revenue - Actual Receipts (0% collected)	\$	-
Interest Income - Actual through 4/30/24	\$	-
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>

**Expenditures**

Administrative Fee

Administrative Fee (5% Tax Revenues)	\$	-
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Service Payments

Completed Homes (as of 9/30/23) - \$250 homes x 2	\$	-	
Completed Multi-Family Units (as of 9/30/23)-\$175 x 332	\$	-	
<b>Total Estimated Service Payments</b>	<b>\$</b>	<b>-</b>	

Operating Expenditures

Legal Services

First Quarter	\$ 12,268		
Second Quarter	\$ 1,929		
Third Quarter	\$ 10,704		
Fourth Quarter	\$ -		
<b>Total Legal Services</b>	<b>\$ 24,901</b>		
<b>Total Operating Expenditures</b>	<b>\$ 24,901</b>		

TIRZ Debt Service Payments

Debt Payment Due - February 1, 2024	\$ 576,155	
Debt Payment Due - August 1, 2024	\$ 626,155	
Debt Service Annual Service Fees	\$ -	
<b>Total Estimated Debt Payments</b>	<b>\$ 1,202,310</b>	

<b>Total Expenditures</b>	<b>\$ 1,227,211</b>
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<b>Net Income (Loss)</b>	<b>\$ (1,227,211)</b>
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<sup>1</sup> Valuation adjustments may occur throughout the year as protests outstanding at the time of certification are resolved.

Prior Year Fund Balance      \$      (72,194)

**September 30, 2024 Fund Balance      \$      (1,299,405)**

Pflugerville TIRZ #1 FY23 Financial Report  
**SH-45 Corridor**  
as of June 30, 2024

Valuation Recap	
Appraised Value (as of Jan. 1, 2023)	\$ 161,175,847
Valuations Adjustments <sup>1</sup>	\$ -
Base Value	\$ (63,068,548)
Captured Appraised Value (AV)	\$ 98,107,299
Tax Rate (per \$100 valuation)	0.5362
Tax Levy	\$ 526,051

**Revenues**

Tax Revenue - Actual Receipts (97% collected)	\$ 508,271
Interest Income - Actual through 4/30/24	\$ -
<b>Total Revenues</b>	<b>\$ 508,271</b>

**Expenditures**

Administrative Fee

Administrative Fee (5% Tax Revenues)	\$ 25,414
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Service Payments

Completed Homes (as of 9/30/23) - \$250 homes x 2	\$ -
Completed Multi-Family Units (as of 9/30/23)-\$175 x 332	\$ -
Total Estimated Service Payments	\$ -

Operating Expenditures

Legal & Administrative Services

First Quarter	\$ 1,188
Second Quarter	\$ 688
Third Quarter	\$ -
Fourth Quarter	\$ -
Total Legal & Administrative Services	\$ 1,875
Total Operating Expenditures	\$ 1,875

TIRZ Debt Service Payments

Debt Payment Due - February 1, 2023	\$ -
Debt Payment Due - August 1, 2023	\$ -
Debt Service Annual Service Fees	\$ -
Total Estimated Debt Payments	\$ -

<b>Total Expenditures</b>	<b>\$ 27,289</b>
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<b>Net Income (Loss)</b>	<b>\$ 480,982</b>
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<sup>1</sup> Valuation adjustments may occur throughout the year as protests outstanding at the time of certification are resolved.

Prior Year Fund Balance	\$ -
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<b>September 30, 2024 Fund Balance</b>	<b>\$ 480,982</b>
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