

TAX YEAR	2020	2021	2022	2023	2024	2025	2026	2027	2028
TIRZ 10									
	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	
City	\$ 5,945,640	\$ 6,480,095	\$ 7,623,149	\$ 7,944,122	\$ 8,277,157	\$ 8,622,714	\$ 8,981,270	\$ 9,353,320	
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ISD	\$ 12,622,148	\$ 13,334,919	\$ 13,334,919	\$ 13,334,919	\$ 13,334,919	\$ 14,661,823	\$ 15,259,756	\$ 15,881,697	
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
INCREMENT REVENUES (1)	\$ 18,567,788	\$ 19,815,014	\$ 20,958,068	\$ 21,279,041	\$ 21,612,076	\$ 23,284,537	\$ 24,241,026	\$ 25,235,017	
CITY OF HOUSTON	\$ -	\$ -	\$ 9,455,000	\$ -	\$ -	\$ -	\$ -	\$ -	
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,212,288	\$ 19,212,288	
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
INTEREST INCOME	\$ 39,616	\$ 66,204	\$ 758,284	\$ 179,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	
PROCEEDS FROM BANK LOAN	\$ 11,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL RESOURCES	\$ 30,107,404	\$ 19,881,218	\$ 31,171,352	\$ 21,458,041	\$ 21,762,076	\$ 23,434,537	\$ 43,603,314	\$ 44,597,305	
ISD Education Set-Aside	\$ 12,622,148	\$ 13,334,919	\$ 13,334,919	\$ 13,334,919	\$ 13,334,919	\$ 14,661,823	\$ 15,259,756	\$ 15,881,697	
Municipal Services	\$ 205,530	\$ 204,807	\$ 205,530	\$ 205,530	\$ 205,530	\$ 205,530	\$ 205,530	\$ 205,530	
Administrative Fees									
City	\$ 297,282	\$ 324,005	\$ 381,157	\$ 397,206	\$ 413,858	\$ 431,136	\$ 449,064	\$ 467,666	
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TRANSFERS	\$ 13,124,960	\$ 13,863,731	\$ 13,921,606	\$ 13,937,655	\$ 13,954,307	\$ 15,298,489	\$ 15,914,350	\$ 16,554,893	
Management Consulting Services	\$ 245,787	\$ 255,748	\$ 243,552	\$ 293,800	\$ 293,800	\$ 293,800	\$ 293,800	\$ 293,800	
Bond Series 2021 - Principal	\$ -	\$ -	\$ -	\$ -	\$ 1,090,000	\$ 1,145,000	\$ 1,205,000	\$ 1,265,000	
Interest	\$ -	\$ 1,073,903	\$ 1,589,025	\$ 1,589,025	\$ 1,561,775	\$ 1,505,900	\$ 1,447,150	\$ 708,512	
Bond Series 2023 - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bond Series ## - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cost of Issuance	\$ 703,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
BOND DEBT SERVICE - PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ 1,090,000	\$ 1,145,000	\$ 1,205,000	\$ 1,265,000	
BOND DEBT SERVICE - INTEREST	\$ -	\$ 1,073,903	\$ 1,589,025	\$ 1,589,025	\$ 1,561,775	\$ 1,505,900	\$ 1,447,150	\$ 708,512	
Loan Debt Service -									
Principal	\$ 22,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest	\$ 427,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
DEBT SERVICE	\$ 23,130,876	\$ 1,073,903	\$ 1,589,025	\$ 1,589,025	\$ 2,651,775	\$ 2,650,900	\$ 2,652,150	\$ 1,973,512	
TOTAL EXPENSES	\$ 23,376,663	\$ 1,329,651	\$ 1,832,577	\$ 1,882,825	\$ 2,945,575	\$ 2,944,700	\$ 2,945,950	\$ 2,267,312	
CASH FLOW FROM OPERATIONS	\$ (6,394,219)	\$ 4,687,836	\$ 15,417,169	\$ 5,637,561	\$ 4,862,194	\$ 5,191,348	\$ 24,743,014	\$ 25,775,100	
BEGINNING FUND BALANCE (7)	\$ 23,259,828	\$ 50,499,507	\$ 44,061,200	\$ 47,298,985	\$ 17,576,096	\$ 6,291,676	\$ 7,995,429	\$ 29,982,460	
DEBT ISSUANCE	\$ 44,040,000	\$ -	\$ -	\$ -	\$ 16,000,000	\$ -	\$ 36,000,000	\$ -	
FUNDS AVAILABLE FOR PROJECTS	\$ 60,905,609	\$ 55,187,343	\$ 59,478,369	\$ 52,936,546	\$ 38,438,290	\$ 11,483,025	\$ 68,738,443	\$ 55,757,560	
Projects									
Friendswood	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Friendswood - Royal Brook	\$ 306,022	\$ 1,002,719	\$ 1,002,719	\$ 758,628	\$ 796,567	\$ 836,402	\$ 878,229	\$ 922,148	
Holley-Guniganti	\$ -	\$ 3,240	\$ 3,240	\$ 32,334	\$ 34,447	\$ 36,665	\$ 38,995	\$ 41,441	
Barrington	\$ 429,572	\$ 424,781	\$ 424,781	\$ 479,760	\$ 504,013	\$ 529,477	\$ 556,216	\$ 584,291	
Classic Contractors/Gene Mendel	\$ 148,721	\$ 168,647	\$ 168,647	\$ 251,059	\$ 263,660	\$ 276,890	\$ 290,782	\$ 305,369	
Armest-Skylark	\$ 266,832	\$ 268,261	\$ 268,261	\$ 363,663	\$ 381,851	\$ 400,949	\$ 421,001	\$ 441,757	
Summit of Texas	\$ 65,386	\$ 61,318	\$ 61,318	\$ 79,627	\$ 83,617	\$ 87,807	\$ 92,207	\$ 96,827	
Meritage	\$ 286,336	\$ 304,942	\$ 304,942	\$ 363,385	\$ 381,568	\$ 400,660	\$ 420,707	\$ 441,757	
MainStreet - Lovett	\$ 89,665	\$ 231,321	\$ 231,321	\$ 311,686	\$ 330,877	\$ 351,185	\$ 394,401	\$ 287,484	
Stratus - Kingwood Place	\$ -	\$ 259,156	\$ 259,156	\$ 431,464	\$ 453,950	\$ 477,561	\$ 502,352	\$ 528,383	
DEVELOPER AGREEMENTS	\$ 3,392,534	\$ 2,724,385	\$ 2,724,385	\$ 3,071,606	\$ 3,230,550	\$ 3,397,596	\$ 3,594,890	\$ 3,649,457	
T-1013 Northpark Drive Overpass Project	\$ 6,401,675	\$ 7,336,331	\$ 9,455,000	\$ 32,198,844	\$ 28,826,064	\$ -	\$ -	\$ -	
T-1014A Northpark Drive Reconstruction - Montgomery County C	\$ 447,782	\$ 376,696	\$ -	\$ -	\$ -	\$ -	\$ 11,917,369	\$ 11,792,369	
T-1014B Northpark Drive Reconstruction - Harris County	\$ -	\$ 319,263	\$ -	\$ -	\$ -	\$ -	\$ 23,153,724	\$ 22,753,724	
T-1015 Kingwood Drive at Woodland Hills Drive	\$ 81,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-1099 Concrete Panel and Sidewalk Replacement Program	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	
CAPITAL PROJECTS	\$ 7,013,568	\$ 8,032,290	\$ 9,455,000	\$ 32,288,844	\$ 28,916,064	\$ 90,000	\$ 35,161,093	\$ 34,636,093	
TOTAL PROJECTS	\$ 10,406,102	\$ 10,756,675	\$ 12,179,385	\$ 35,360,450	\$ 32,146,614	\$ 3,487,596	\$ 38,755,983	\$ 38,285,550	
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RESTRICTED Funds - Contingency Liability	\$ -	\$ 5,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RESTRICTED Funds - Bond Debt Service	\$ -	\$ 4,196,350	\$ 4,196,350	\$ 7,377,012	\$ 7,375,031	\$ 7,376,137	\$ 7,376,137	\$ 7,376,137	
Unrestricted Funds/Net Current Activity	\$ 50,499,507	\$ 34,934,319	\$ 43,102,635	\$ 10,199,084	\$ (1,083,355)	\$ 619,292	\$ 22,606,323	\$ 10,095,873	
Ending Fund Balance	\$ 50,499,507	\$ 44,430,669	\$ 47,298,985	\$ 17,576,096	\$ 6,291,676	\$ 7,995,429	\$ 29,982,460	\$ 17,472,010	