

# LORENA TIRZ #1

## EAST

Annual Report

January 2018 –December 2018

### PUBLIC INFRASTRUCTURE PROJECTS

#### TIRZ #1 EAST PHASE I SANITARY SEWER TRUNK LINE

- Initial Project of the TIRZ
  1. Construction started on October 30, 2017
  2. Sewer Line Project was completed in October, 2018
- This Sanitary Sewer Trunk line is 3 miles in length including:
  1. Gravity lines
  2. Lift Station
  3. Force main

#### TIRZ #1 EAST PHASE II BASIN G/BASIN C LIFT STATION & FORCE MAIN

- Amended TIRZ # 1 East Project Plan & Financial Plan completed in 2017
- Design complete in May, 2018.
- Groundbreaking conducted in July 2018
- Construction to be completed in January 2019.
- Project includes a 1.4 mile force main and lift station.

**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

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**ORGANIZATIONAL BACKGROUND**

1. Lorena TIRZ #1 East established through City of Lorena Ordinance, adopted November 17, 2014. The ordinance also adopted project and financing plans and established a 7-member Board of Directors; 3 from Lorena City Council, 2 from Lorena Economic Development Corporation, 1 from McLennan County Commissioners Court, and 1 from the property owners in the Zone.
2. Master Economic Development Agreement, adopted in June 2015, between the City of Lorena, McLennan County, and the Lorena Economic Development Corporation (EDC), established the 70% tax incremental participation by the County and the EDC with the City for incremental sales and use taxes plus property taxes for the TIRZ #1 East. This agreement was expanded with a second and similar agreement in December of 2017 to include the Expanded Basin G area.
3. McLennan County Economic Development program project agreement, established in June, 2015, granted to the City of Lorena incremental sales and use taxes and property taxes from development within the County 381 East Area and the TIRZ #1 East Zone. This agreement was expanded with a second and similar agreement in December of 2017 to include the Expanded Basin G/Basin C area.
4. Organizational Meeting of TIRZ was held on June 29, 2015 electing officers and approving the TIRZ #1 East and 381 East areas project plan and financing plan.

The TIRZ #1 East Board of Directors Officers and Directors for this Report period include:

- Chairman.....Mayor Pro-Tem Bill Coleman (Lorena City Council)
- Vice Chairman.....McLennan County Commissioner Kelly Snell
- Secretary.....Mayor Chuck Roper (Lorena City Council)
- .....Alderman J Fagner (Lorena City Council)
- .....David Anderton (Lorena EDC) through June/Chad Hanson (Lorena EDC) through December
- .....John Johnston (Lorena EDC)
- .....William Callan (Property Owner in the Zone)

The following firms provide professional services to the TIRZ Board of Directors:

- Law Office of Cary L. Bovey, PLLC as legal advisors
- Mundo and Associates, Inc. as TIRZ administrators and engineering program managers
- Kasberg, Patrick & Associates, LP (KPA) as design engineers for the sanitary sewer infrastructure.

**A. COMPLETION OF THE PHASE I SANITARY SEWER TRUNK LINE CONSTRUCTION**

Principal purpose of the Tax Increment Reinvestment Zone is the financing of public improvements which will attract private investment and development to an area challenged for such activity. The Lorena TIRZ #1 East Board chose the development of the sanitary sewer trunk line as its initial public improvement.

- The engineering design for this initial project was completed in September, 2017 within budget.

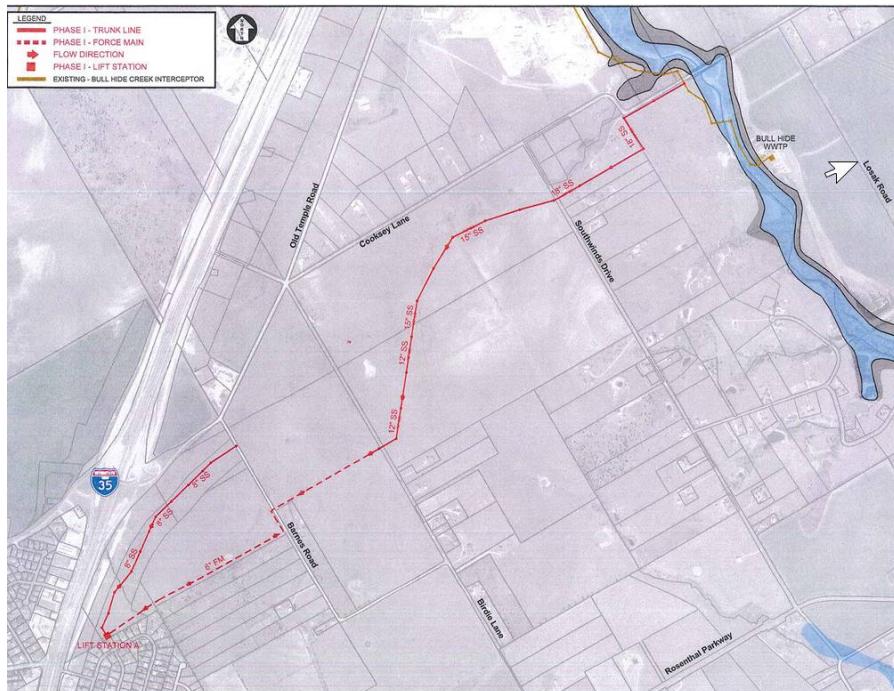
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- Mundo and Associates, Inc. performed the Sanitary Sewer Project Program Management of the design oversight, project management, advertising, bidding process, construction activities oversight and contract management as well as reporting on behalf of the TIRZ Board. Construction contract awarded October, 2017. Groundbreaking was in November 2017. Construction was complete in October of 2018, within budget.
- This initial public infrastructure project includes 3 miles of sanitary sewer trunk line and a lift station. The project includes 3,280 feet of gravity line along IH-35, then the lift station followed by 4,980 feet of force main to the peak north of Birdie Lane, followed by 1,700 feet of 12 inch line, 3,000 feet of 15-inch line and 2,720 feet of 18-inch line ending at the WMARSS-Bull Hide treatment plant.



Sewer line pipe



Trenching of line & pipe installation



Lift Station controls

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Pump piping within lift station



Lift station within walled site



Metering Manhole at WMARSS

**B. FINANCING OF THE PHASE I SANITARY SEWER TRUNK LINE PROJECT**

- The City of Lorena established a Tax Increment Fund in January of 2016 and provided a reimbursable sum of \$40,000 for the payment of the preliminary sanitary sewer trunk line engineering and program management expenditures.
- The City of Lorena issued Certificates of Obligation in January of 2017 in which the TIRZs #1 East received \$2,425,000 for the project.
- As per development agreement, the City of Lorena has agreed to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreement, the Lorena Economic Development Corporation has agreed to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreements three private sector participating landowners have agreed to pay a total of \$635,300 for initial debt payments between 2017 and 2024. As TIRZ #1 East revenues increase this \$635,300 is eligible for reimbursement.
- The Tax Increment Fund is not expected to receive significant property tax funds in the 2015-2018 fiscal years as there was no substantial incremental increase in development due to a lack of sanitary sewer thus minimal increase in appraised value from which to receive incremental pledged funds at rate of 70% of the incremental increase.
- It should be noted that the Tax Increment Fund is not expected to receive sales tax until the Texas Comptroller's Office is able to release a report of sales tax in the TIRZ. Texas law does not allow such a report for less than 4 sales tax payers in the TIRZ. There's been no new sales tax generating businesses located in the TIRZ in 2015-2018. However, there is now prospective business inquiries ongoing since midyear 2018 as the sanitary sewer line project came close to completion. It is anticipated that in 2019, new sales tax generating business will select locations in the TIRZ. Completion of the sanitary sewer trunk line was in October of 2018.
  - TIRZ #1 City of Lorena 2017-2018 Fiscal Year Balance Sheet & Financial Report and TIRZ #1 Summary of Annual Financial Report with Summary of Fiscal year 17-18 is included within the Appendix to this report.
- It is anticipated, as per the Financing Plan that once the sanitary sewer trunk line is available, commercial and residential development within the TIRZ will begin to generate property and sales tax revenues sufficient to pay expenditures of the TIRZ including principal and interest on the certificates of obligation for the \$2,425,000. The breakeven point in the Financing Plan is

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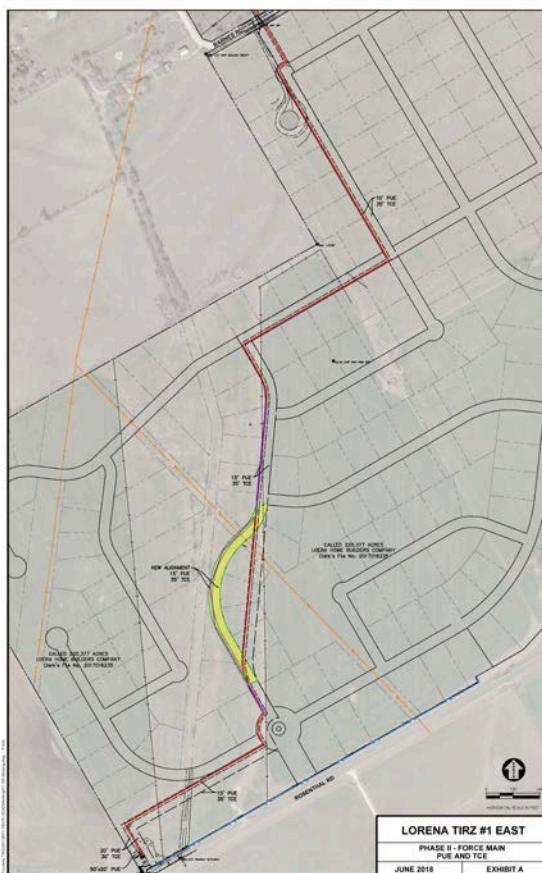
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estimated to be the end of 2024.

**C. TIRZ #1 EAST AMENDED BY ADDING PHASE II WASTEWATER FACILITIES THROUGH BASIN G AND  
BASIN C**

- In July, 2017 a development agreement with Loera Home Builders was agreed to that would facilitate development of 260 homes of an average value of \$450,000. The residential subdivision will be voluntarily annexed into the City of Lorena. The TIRZ #1 East built a Phase II sanitary sewer force main and lift station connecting the proposed Loera Subdivision with the Phase I sanitary sewer line project. Loera Home Builders will build the water and sanitary sewer lines to serve the individual lots.
- Additional properties were included in the TIRZ #1 East Amendment that could also be served through the Phase II sanitary sewer line force main and lift station.
- Included with the Appendix to this report is a spreadsheet of the Tax Parcel Tabulations for Lorena TIRZ #1 East including the 310.81 acres of the amendment to TIRZ #1 East.
- Included within this report, on page 5, is a graphic illustration of the Phase II sanitary sewer force main and lift station within the Loera Subdivision.
- The TIRZ #1 East Amendment for Phase II was approved by the City of Lorena in December 2017.
- Design of the Phase II wastewater facilities was completed in May of 2018



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- Groundbreaking for the Phase II construction was in July of 2018



- Construction of the 1.4-mile force main and lift station will be completed in January 2019, weather permitting.



Wet Well at Lift Station under construction



Phase II force main under construction

**D. FINANCING OF THE EXPANDED BASIN G/BASIN C PHASE II SANITARY SEWER TRUNK LINE PROJECT**

- The Loera Homebuilders Company has agreed to contribute to the City at total of \$500,000 toward the Trunk Line Sanitary Sewer Project including an initial payment of \$55,000 at the time of the August 2017 agreement.
- The TIRZ agreed to assist the City to fund the project and to construct the Lift Station and Force Main Sanitary Sewer Project by December 31, 2018.
- The City of Lorena agreed to fund \$75,000 for an extension of the water line to the subdivision.

**E. TIRZ AREA DEVELOPMENT, BUSINESS LOCATION AND EMPLOYMENT CREATION**

- Marketing efforts during this reporting period were spent with area residential development interests, retail business and regional land development interests.
- Two of the landowners within the TIRZ are committed by their agreements to start residential and commercial development no later than December 2021. Residential development will consist of a minimum of 15 residential lots each or 5 acres of commercial development each.
- Mitchell/Tully Group has agreed to begin development of a minimum of 6 acres within 12 months of the completion of the sanitary sewer trunk line project. The Group has developed a marketing concept plan for their entire property, "Lorena Crossing". Lorena Crossing is being planned as a lifestyle mixed use center.



- The Mitchell/Tully Group is in negotiations with development interests.
- The Mitchell/Tully Group is in discussion with the City of Lorena on zoning and annexation.
- The Lorera Home Builders are working with the City of Lorena on zoning and annexation.
- The Lorera Home Builders are actively working on plans for their housing development.
- The Lorena Economic Development Corporation actively markets the TIRZ attending area trade shows including the North Texas Commercial Association of Realtors Trade Show and the International Council of Shopping Center Texas Deal Making Show to expand the awareness of this TIRZ #1 East development opportunities.

- The Lorena Economic Development Corporation is working with convenience store prospects and retail and office building prospects for properties in the TIRZ.

**TIRZ BOARD OF DIRECTORS MEETINGS SUMMARIZED**

The TIRZ #1 East Board of Directors holds monthly meetings – generally on the first Monday of each month at the City of Lorena City Hall - open to the public and with Agendas publicly posted in accordance with the Texas Open Meetings Act. During this Report Period the following Board meetings were held:

- January 8, 2018 at 6:30 p.m.: Update report was presented on the Phase I wastewater improvements construction noting the construction was on schedule and approximately 18% complete. Approved was an agreement between the Lorena TIRZ #1 and Braswell Family Enterprises for Braswell Family Enterprises reimbursement of \$26,770.75 for design and construction of an additional Barnes Road boring crossing. Also approved were a design and permitting amendment #1 to the KPA agreement and an amendment to the Bruce Flanigan agreement for construction, change order #1, of the additional boring crossing. An update report was presented on the Phase II Basin G and Basin C design of the force main and lift station noting that the design had begun. The financial report was reviewed and approved as well as payment of bills.
- February 5, 2018 at 6:30 p.m. Update report was presented on the Phase I wastewater improvements construction noting the construction was on schedule and approximately 30% complete. Approved was an agreement between the Lorena TIRZ #1 and Braswell Family Enterprises for Braswell Family Enterprises reimbursement of \$ 8,377.00 for construction of a wastewater line under Barnes Road. Also approved were a design amendment, #2, to the KPA agreement and an amendment, change order #2, to the Bruce Flanigan agreement for construction of the wastewater line. Approved was an agreement between Lorena TIRZ #1 and Mitchell/Tully Group for Mitchell/Tully Group reimbursement of \$3,354.25 for design and construction of a lift station 8" stub out. Also approved were a design amendment, #3, to the KPA agreement and an amendment to the Bruce Flanigan agreement for construction, change order #3, of the stub out. A report of the Phase II Basin G and Basin C design was presented noting that the studies continue and design is in progress. The financial report was reviewed and approved as well as payment of bills.
- March 5, 2018 at 6:30 p.m.: Meeting included update and report that the construction for the Phase I wastewater improvements was on schedule and 38% complete. Action was taken to approve payment of \$2,940.00 for a Waco/WMARSS sanitary sewer easement fee. An update report was presented on the Phase II Basin G and C design noting that many of the initial environment studies were complete and the Nationwide Permit Pre-construction Notice Review was in preparation. Design is ongoing for the lift station and force main. The financial report was approved as well as payment of bills.
- April 2, 2017 at 6:30 p.m. Meeting included update and report that the construction for the Phase I wastewater improvements was on schedule and 48% complete. This is the 5<sup>th</sup> month of construction for the Phase I wastewater improvements. An update report was presented on the Phase II Basin G and C design noting that this is the fourth month for the design.

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Construction plans, specifications and bid documents are being prepared. Opening of Bids will be scheduled for May 8 with the TIRZ #1 meeting being rescheduled for May 14, 2018 for consideration of the bids. The financial report was approved as well as payment of bills. An Executive Session was held to discuss a business prospect.

- May 14, 2018 at 6:30 p.m. This called meeting was held to consider the bids received for Phase II construction. Update report was presented on the Phase I wastewater improvements construction noting the construction was on schedule and approximately 61% complete. Executive Session was held to discuss Phase I wastewater construction change orders # 4, #5, and #6. Action was taken following the executive session; TIRZ #1 Board of Directors approving Change Order # 4 for \$23,048.97 for the steel casements of the bore, Change Order # 5 for \$61,235.23 and Change Order #6 for \$29,937.45 for work in progress. An additional Change Order was approved, #7, for \$4,631.17 for work associated with ONCOR. A low bid by Bell Construction for \$844,483.76 was approved by the TIRZ #1 Board of Directors for the Phase II Basin C and Basin G wastewater improvements. Notice to proceed to occur on 6/11/18 with completion expected on 11/30/18. An additional executive session was held to discuss development prospects. The financial report was approved as well as payment of bills.
- June 11, 2017 at 6:30 pm: Meeting included updates and reports for Phase I construction at 66% complete and 7<sup>th</sup> month completed and Phase II construction with low bid received of \$844,483.76. Executive session was held regarding the construction contract. Following the executive session the Board of Directors authorized the Chairman to execute the award of the construction contract, notice to proceed, and a possible change order #1 if by Noon on June 18<sup>th</sup> a signed easement was not received from the Diane Callan Braswell Trust. The Board of Directors also acted to approve the engineering construction administration and on-site representation agreement with KPA and the construction phase program management with Mundo and Associates, Inc. The financial report was approved as well as the payment of bills. A ground breaking and next meeting date of July 16, 2018 was set.
- July 17, 2018 at 6:45 pm: Prior to TIRZ #1 Meeting, a Ground Breaking for Phase II Basin C and Basin G wastewater facilities was held at the site at 6:30 p.m. The TIRZ #1 Board of Directors meeting started at 6:45 p.m. Meeting included updates and reports for Phase I construction at 77% complete and 8<sup>th</sup> month of construction complete. With Phase II a notice of award for construction was issued on 6/12/18 and notice to proceed for Bell Construction was issued on 6/25/18. The Phase II construction is to be completed by 12/31/18. The Diane Callan Braswell Trust easement was signed by 6/21/18. A change in the Phase II project alignment with associated easement was approved with Loera Home Builders Company agreeing to reimburse the TIRZ #1 for associated costs. The following contracts were amended due to the alignment change: An amendment to the KPA engineering services agreement for \$2,680 was approved. An amendment to the KPA construction engineering services for \$1,252 was approved. Bell Construction agreement was amended to include \$5,100. Mundo and Associates was authorized to be reimbursed \$120 for easement filing fees. The financial report was approved as well as the payment of bills. A discussion was held on the annual budget. The Board of Directors approved the annual budget for the October 2018 to September 2019 fiscal year. The Board set the next meeting for September 18, 2018.
- September 18, 2018 at 6:30 p.m.: Meeting included a report of Phase I wastewater facilities

construction being 99% complete at the 11<sup>th</sup> month of construction. A change order #8 with Bruce Flanigan Construction was approved with no additional cost to the TIRZ #1. Remaining work is hydro mulching to be completed at end of October as weather permits. The Phase II wastewater facilities report noted that the construction is a 34% of completion. The alignment changer order was issued for \$4,686.41. The financial report was approved as well as the payment of bills. The next meeting will be November 12, 2018/

- November 12, 2018 at 6:30 p.m.: The Phase I wastewater facilities report noted that the final changer order #9 was issued to Bruce Flanigan Construction for the deducted cost of (-12,790.89) The Board agreed to issue a Notice of Project Acceptance (11/13/18) to Bruce Flanigan Construction with final payment of the 1% retainage being \$18,372.23. The TIRZ #1 Board of Directors acted to dedicate and convey the completion of Phase I wastewater facilities to the City of Lorena except for 570 lineal feet from the metering manhole to Bull Hide Wastewater Treatment Plant line. The TIRZ #1 Board of Directors acted to dedicate and convey the 570 lineal feet of wastewater facilities from the metering manhole to Bull Hide Wastewater Treatment Plan line to the City of Waco, operators of the WMARSS. The Phase II wastewater facilities report noted that as of the end of October 2018 the construction was 57% complete. The financial report was approved as well as the payment of bills.
- December 4, 2018 at 6:30 p.m.: Meeting included a report of Phase I wastewater facilities phase out including final record drawings by General Contractor and affidavit and certification of all bills paid. Phase II wastewater facilities was reported as being 74% complete with issuance of Change Order #2 to extend completion date to 1/16/19 due to extreme weather conditions. An executive session was held to discuss business prospects. A general discussion was held regarding the upcoming Texas Legislative Session and the need for future project plans for TIRZ #1. The financial report was approved as well as the payment of bills. An executive session was held regarding modifications to the Mundo and Associates Inc. administrative contract. The Board of Directors acted to recommend the Mundo and Associates Inc. administrative contract be \$2,000 per month, twenty hours of work monthly and meetings every other month.

TIRZ Administrators - Mundo and Associates, Inc. managed, coordinated, prepared, and/or performed the activities included in preparation for the TIRZ Board meetings, prepared the Agendas and the resultant Board Meeting Minutes on behalf of the TIRZ Board. Mundo and Associates, Inc. prepares reviews and updates the monthly financial report and the cash flow report. Mundo and Associates, Inc. maintains record of work performed. Additionally, they prepare the "Path Forward" monthly report of project planning and scheduling. Necessary pre-meeting coordination with the Board members, City, Staff and landowners is conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. reviews and reconciles the professional services and construction invoices and prepares information on payment of TIRZ invoices and bill payments. The City web site for the TIRZ information is prepared by Mundo and Associates, Inc. Requested engineering review and reports are prepared by Mundo and Associates, Inc. Also, coordination is done by Mundo and Associates, Inc. with the TIRZ Legal Counsel and the City Financial Officer. Project planning is also conducted by Mundo and Associates, Inc. including determining scope, cost, feasibility and schedule of projects requested by the Board. Mundo and

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Associates, Inc. prepared exhibits and materials related to the projects. Coordination of the projects with the City of Lorena, City of Waco, and McLennan County, Landowners or interested parties is also conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. when necessary coordinated with the bond advisors, City staff, and Board officers to prepare actions needed for planning, development and execution of projects. Mundo and Associate, Inc. also updates, revises and prepares amendments that may arise from the project planning and development.

Program Management - Mundo and Associates, Inc. provided engineering management, project scheduling and engineering design reviews of the Sanitary Sewer Infrastructure project while coordinating with the TIRZ Board, City Staff, and design engineers KPA, private land owners within the TIRZ and legal counsel.

Kasberg, Patrick & Associates, LP (KPA) are the design engineers for the sanitary sewer infrastructure.

**Appendix follows with:**

- Tabulation of property owners and appraised values within the TIRZ #1 East Project Area & Expanded Basin G- 2
- TIRZ #1 City Fiscal Year 2017-2018 Balance Sheet and Financial Report
- TIRZ #1 Summary of Annual Financial Reports with Fiscal Year 17-18 summary
- Approved TIRZ Budget for FY 2018-2019

# APPENDIX

Property  
Owners within  
TIRZ #1 &  
Appraised  
Values

Property ID	Owner Name	Acres	2014	2015	2016	2017	2018
			Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value
	<b>TIRZ #1 In City of Lorena</b>			yellow is pvt	sector taxable	property	
	<i>North of Meadow Lane</i>			white is public sector property			
363218	State of Texas	0.18	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400
327995	Hillcrest Baptist Medical Center	1.27	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460
364869	State of Texas	1.04	\$120	\$130	\$140	\$67,950	\$67,950
361908	Gary D. Tully	2.41	\$280	\$300	\$330	\$350	\$360
131099	Mitchell Family Trust	0.55	\$60	\$70	\$70	\$80	\$80
364868	State of Texas	3.34	\$220	\$230	\$250	\$218,240	\$218,240
361906	Gary D. Tully	1.99	\$230	\$250	\$270	\$290	\$300
361911	Mitchell Family Trust	6.46	\$740	\$810	\$870	\$940	\$970
361904	Jeff Mitchell	7.43	\$710	\$740	\$820	\$900	\$930
361907	Gary D. Tully	9.59	\$1,110	\$1,200	\$1,300	\$1,390	\$1,440
131540	Mitchell Family Trust	1.92	\$220	\$240	\$260	\$280	\$290
130894	Mitchell Family Trust	1.25	\$320	\$310	\$310	\$310	\$320
131539	Mitchell Family Trust	6.64	\$760	\$840	\$900	\$960	\$1,000
361905	Jeff Mitchell	9.3	\$880	\$940	\$1,020	\$1,120	\$1,160
131538	Mitchell Family Trust	1.125	\$100	\$120	\$120	\$140	\$140
130907	Diana Callan Braswell	26	\$1,430	\$1,430	\$1,560	\$1,820	\$1,690
	<b>Sub-Total Pvt Property</b>		\$214,640	\$215,070	\$215,290	\$216,040	\$216,140
	<i>Barnes Rd ext</i>						
361547	State of Texas	5.218	\$52,060	\$52,060	\$52,060	\$52,060	\$56,050
130928	Agnes Warren Barnes	9.662	\$3,000	\$2,900	\$2,900	\$2,900	\$3,000
	<i>Old Waco Temple Rd &amp; Barnes Rd</i>						
130911	Daniel & Jeni Sykora	2.14	\$48,470	\$48,660	\$48,710	\$48,810	\$49,020
130910	Daniel & Jeni Sykora	2.404	\$184,480	\$184,120	\$182,030	\$181,230	\$181,350
130909	City of Lorena Water Dept	1	\$140,800	\$135,340	\$129,540	\$123,430	\$117,940
	<i>North of Barnes Rd Extension</i>						
130899	Diana Callan Braswell Trust	19.283	\$1,250	\$1,360	\$1,450	\$1,540	\$1,450
130898	Charlie L. Sullivan	3.1529	\$56,520	\$56,550	\$56,580	\$56,620	\$56,680
358338	Properties A BFEL	5.734	\$370	\$400	\$430	\$460	\$430
358345	Properties B BREL	4.714	\$310	\$330	\$350	\$370	\$350
360701	State of Texas	0.849	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490
364498	State of Texas	0.836	\$38,720	\$39,820	\$40,560	\$40,560	\$46,640
364496	State of Texas	0.746	\$34,550	\$35,540	\$36,190	\$36,190	\$41,620
	<i>Old Waco Temple north of Birdie Lane</i>						
131064	Diana Callan Braswell Trust	41.401	\$2,280	\$2,280	\$2,480	\$2,900	\$2,690
364744	State of Texas	0.341	\$11,700	\$12,030	\$12,260	\$12,260	\$14,090
358339	Properties A BFEL	5.139	\$330	\$360	\$390	\$410	\$390
364650	State of Texas	0.072	\$2,470	\$2,540	\$2,590	\$2,590	\$2,980
358347	Properties B BREL	1.079	\$70	\$70	\$80	\$80	\$80
358381	Properties A BFEL	0.11	\$10	\$10	\$10	\$10	\$10
358348	Properties B BFEL	4.107	\$220	\$220	\$250	\$280	\$270
364743	State of Texas	0.002			\$100	\$100	\$110
358340	Properties A BFEL	6.738	\$500	\$500	\$530	\$610	\$570
358349	Properties B BFEL	5.07	\$280	\$280	\$310	\$360	\$330
358341	Properties A BFEL	5.1	\$280	\$280	\$310	\$360	\$330
131067	Scott C. Williams	2	179,350	175,060	174,520	169,660	169,390
358350	Properties B BFEL	4.46	\$570	\$570	\$610	\$710	\$660
131084	Wolfe The Florist Inc	21.85	\$146,150	\$148,800	\$153,740	\$152,880	\$156,810
	<b>Total Pvt Property - acres</b>	224.459					
TIRZ #1	<b>Total Acres in City</b>	233.703					
TIRZ #1	<b>Total Appraised Value in City within TIRZ</b>	Pub&Pvt	\$1,167,270	\$1,163,040	\$1,162,550	\$1,437,500	\$1,411,840
TIRZ #1	<b>Total Appraised value in City within TIRZ# Private</b>		\$839,080	\$837,820	\$840,970	\$836,230	\$839,950
Property ID	Owner Name	Acres	2014	2015	2016	2017	2018
			Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value
	<b>TIRZ #1 IN LORENA ETJ</b>						
	<i>Along Barnes Rd</i>						
131537	Mitchell Family Trust	42.255	\$2,530	\$2,640	\$2,860	\$3,170	\$2,960
131530	Michael & Lynn Trammell	9.587	\$22,000	\$22,000	\$49,920	\$49,920	\$67,920
131532	Jim & Teri Jennings	9.587	\$39,150	\$39,150	\$39,150	\$39,150	\$58,330
131531	Jim & Teri Jennings	9.587	\$39,150	\$39,150	\$39,150	\$39,150	\$58,330
131535	Danny Lee Bagley	9.587	\$620	\$670	\$720	\$1,150	\$1,200
131536	William Eller	9.587	\$131,170	\$139,890	\$151,910	\$167,540	\$197,670
131533	William Eller	9.587	\$39,860	\$39,860	\$39,860	\$39,860	\$58,900
131522	Diana Callan Braswell	108.25	\$7,030	\$7,170	\$7,850	\$8,920	\$8,660
131524	Teri & Ricardo Bermea Penrod	10.29	\$98,720	\$98,720	\$103,750	\$111,550	\$135,380
	<i>Along Cooksey Ln &amp; Southwinds Dr</i>						
131083	McElla Group	108.49	\$11,940	\$12,480	\$13,840	\$14,080	\$14,040
131562	McElla Group	150.7	\$17,330	\$18,840	\$20,340	\$16,870	\$17,380
ETJ	Total Acres of ETJ-TIRZ#1EAST	477.507					
ETJ	Appraised Value ETJ-TIRZ#1EAST	Private	\$409,500	\$420,570	\$469,350	\$491,360	\$620,770
TIRZ #1	<b>Total Acres City + ETJ</b>	711.210					

<b>TIRZ #1</b>	<b>Total Appraised Value</b>	<b>City +ETJ</b>	<b>Pub.&amp;Pvt</b>	\$1,576,770	\$1,583,610	\$1,631,900	\$1,928,860	\$2,032,610
<b>TIRZ #1</b>	<b>Total Appraised Value</b>	<b>City+ETJ</b>	<b>Private</b>	\$1,248,580	\$1,258,390	\$1,310,320	\$1,327,590	\$1,460,720
<b>Co. 381 Agreement Area</b>								
376488	Johnny Bustamante	5.083					\$41,190	\$45,490
354651	Adelalla R. Jasso	2.51		\$20,100	\$20,100	\$20,100 combined above		
128337	Adelalla R. Jasso	2.11		\$16,890	\$16,890	\$16,890 combined above		
376489	Gonzales, Jessica Ann	4					\$35,330	\$44,670
131081	Johnny Bustamante	3.403		\$23,820	\$23,820	\$23,820 combined above		
354652	Johnny Bustamante	2.597		\$18,180	\$18,180	\$18,180 combined above		
131080	Kevin Reid/Jodi M.Vandergriff	6		\$25,000	\$42,000	\$141,900	\$156,860	\$168,970
128335	Malia Fry	11.335		\$359,090	\$359,090	\$366,706	\$397,720	\$494,530
128185	City of Waco	233.131		\$4,276,200	\$4,449,270	\$4,519,050	\$4,553,720	\$4,937,670
<b>381 Area</b>	<b>Total acres (Co. 381 Area)</b>	<b>265.086</b>						
<b>381 Area</b>	<b>Total Appraised Value (Co. 381)</b>		<b>Pub&amp;Pvt</b>	\$4,739,280	\$4,929,350	\$5,106,646	\$5,184,820	\$5,691,330
<b>381 Area</b>	<b>Total Appraised Value</b>	<b>Pvt property</b>	<b>Private</b>	<b>\$463,080</b>	<b>\$480,080</b>	<b>\$587,596</b>	<b>\$631,100</b>	<b>\$753,660</b>
<b>Expanded Basin G Area</b>								
<b>Property ID</b>	<b>Owner Name</b>	<b>Acres</b>					<b>2017</b>	<b>2018</b>
358366	Lorena Dev. Joint Venture	7.5					\$ 530	\$ 490
131541	Lorena Dev. Joint Venture	30.4					\$ 9,530	\$ 8,750
131526	Loera Hm Bldrs Co.	220.37					\$ 31,950	\$ 848,350
131528	Barnes, Gaylen	60					\$ 45,140	\$ 47,730
<b>Total appraised value-private property Expanded Basin G Area</b>								
							\$ 87,150	\$ 905,320

**TIRZ #1**

**Balance Sheet**

**&**

**Financial**

**Report Fiscal**

**Year 2017-2018**

1-07-2019 11:47 AM

C I T Y O F L O R E N A  
BALANCE SHEET  
AS OF: SEPTEMBER 30TH, 2018

PAGE: 1

25 -TIRZ #1 EAST

ACCOUNT# TITLE

ASSETS  
=====

101-000	CASH OPERATING	53.36
103-012	INVESTMENT TEXPOOL - 2017 COS	192,996.35
103-013	INVESTMENT TEXPOOL-17 COs TAX	0.00
103-014	INVESTMENT TEXPOOL - 2018 CO'S	979,241.92
130-024	DUE TO FROM DS FUND (	1,297.50)
130-053	DUE TO UF CAPITAL PROJECT FUND (	98,000.00)

----- 1,072,994.13

----- 1,072,994.13  
=====

TOTAL ASSETS

25 -TIRZ #1 EAST

ACCOUNT#                   TITLE

LIABILITIES  
=====

202-000	ACCTS PAYABLE	227,498.00
202-100	ACCTS PAY - EDC	58,000.00
202-101	ACCTS PAY - MCCELLA	117,650.00
202-102	ACCTS PAY - BRASWELL	117,650.00
202-103	ACCTS PAY - MITCHELL TULLY	100,000.00
231-500	BOND PAYABLE-2017 COs	0.00
231-501	BOND PAYABLE-2017 COs TAXABLE	0.00
		620,798.00
TOTAL LIABILITIES		620,798.00

FUND BALANCE/CAPITAL  
=====

253-025	FUND BALANCE - TIRZ #1	1,813,427.05
	TOTAL FUND BALANCE	1,813,427.05
	TOTAL REVENUES	1,589,586.95
	TOTAL EXPENSES	( 2,950,817.87)
	EXCESS REVENUES OVER EXPENSES	( 1,361,230.92)
	TOTAL LIABILITIES & FUND BALANCE/EQUITY	1,072,994.13

25 -TIRZ #1 EAST  
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
PROPERTY TAXES	0.00	595.58	0.00	595.58	0.00	( 595.58)	0.00
MISC TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FINES & CONTRIBUTIONS	222,500.00	0.00	0.00	0.00	0.00	222,500.00	100.00
INTEREST	0.00	2,288.23	0.00	33,991.37	0.00	( 33,991.37)	0.00
OTHER REVENUES	<u>1,685,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,555,000.00</u>	<u>0.00</u>	<u>130,000.00</u>	<u>7.72</u>
*** TOTAL REVENUES ***	1,907,500.00	2,883.81	0.00	1,589,586.95	0.00	317,913.05	16.67
<u>EXPENDITURE SUMMARY</u>							
467-ADMINISTRATION	55,900.00	8,400.00	0.00	55,970.00	0.00	( 70.00)	0.13-
468-SANITARY SEWER PROJ	2,177,915.00	310,586.33	0.00	2,179,151.21	0.00	( 1,236.21)	0.06-
469-BASIN G EXP PROJ	<u>1,266,680.00</u>	<u>322,811.97</u>	<u>0.00</u>	<u>715,696.66</u>	<u>0.00</u>	<u>550,983.34</u>	<u>43.50</u>
*** TOTAL EXPENDITURES ***	3,500,495.00	641,798.30	0.00	2,950,817.87	0.00	549,677.13	15.70
** REVENUE OVER(UNDER) EXPENDITURES *( 1,592,995.00)( 638,914.49)			0.00	( 1,361,230.92)	0.00	( 231,764.08)	14.55

25 -TIRZ #1 EAST  
REVENUES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PROPERTY TAXES</b>								
311-105	INCR PROPERTY TAX - CITY	0.00	370.65	0.00	370.65	0.00	( 370.65)	0.00
311-205	INCR PROPERTY TAX - COUNTY	0.00	224.69	0.00	224.69	0.00	( 224.69)	0.00
311-207	INCR PROP TAX - CO P&I	0.00	0.24	0.00	0.24	0.00	( 0.24)	0.00
<b>*** REVENUE CATEGORY TOTALS ***</b>		0.00	595.58	0.00	595.58	0.00	( 595.58)	0.00
<b>MISC TAXES</b>								
313-105	INCR SALES TAX - CITY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
313-205	INCR SALES TAX - COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>*** REVENUE CATEGORY TOTALS ***</b>		0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>FINES &amp; CONTRIBUTIONS</b>								
355-100	DEVELOPER CONTRIBUTIONS	222,500.00	0.00	0.00	0.00	0.00	222,500.00	100.00
<b>*** REVENUE CATEGORY TOTALS ***</b>		222,500.00	0.00	0.00	0.00	0.00	222,500.00	100.00
<b>INTEREST</b>								
361-000	INTEREST INCOME - 2017 COS	0.00	506.60	0.00	17,530.04	0.00	( 17,530.04)	0.00
361-001	INTEREST INCOME - 2017 TAX	0.00	0.00	0.00	599.41	0.00	( 599.41)	0.00
361-002	INTEREST INCOME - 2018 COS	0.00	1,781.63	0.00	15,861.92	0.00	( 15,861.92)	0.00
<b>*** REVENUE CATEGORY TOTALS ***</b>		0.00	2,288.23	0.00	33,991.37	0.00	( 33,991.37)	0.00
<b>OTHER REVENUES</b>								
393-000	LOAN PROCEEDS - CITY	30,000.00	0.00	0.00	0.00	0.00	30,000.00	100.00
393-001	LOAN PROCEEDS - EDC	30,000.00	0.00	0.00	0.00	0.00	30,000.00	100.00
393-010	LOAN PROCEEDS - BUILDERS	50,000.00	0.00	0.00	0.00	0.00	50,000.00	100.00
393-100	BOND PROCEEDS	1,575,000.00	0.00	0.00	1,555,000.00	0.00	20,000.00	1.27
393-101	TAXABLE BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>*** REVENUE CATEGORY TOTALS ***</b>		1,685,000.00	0.00	0.00	1,555,000.00	0.00	130,000.00	7.72
<b>*** TOTAL REVENUES ***</b>		1,907,500.00	2,883.81	0.00	1,589,586.95	0.00	317,913.05	16.67

25 -TIRZ #1 EAST  
467-ADMINISTRATION  
DEPARTMENTAL EXPENDITURES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PROFESSIONAL FEES</b>								
167-330	PROF FEES - AUDIT	500.00	0.00	0.00	500.00	0.00	0.00	0.00
167-332	PROF FEES - LEGAL	5,000.00	0.00	0.00	870.00	0.00	4,130.00	82.60
167-338	PROF FEES - ADMINISTRATION	50,400.00	8,400.00	0.00	54,600.00	0.00	( 4,200.00)	8.33-
<b>** CATEGORY TOTAL **</b>		<b>55,900.00</b>	<b>8,400.00</b>	<b>0.00</b>	<b>55,970.00</b>	<b>0.00</b>	<b>( 70.00)</b>	<b>0.13-</b>
<b>*** DEPARTMENT TOTAL ***</b>		<b>55,900.00</b>	<b>8,400.00</b>	<b>0.00</b>	<b>55,970.00</b>	<b>0.00</b>	<b>( 70.00)</b>	<b>0.13-</b>

25 -TIRZ #1 EAST  
468-SANITARY SEWER PROJ  
DEPARTMENTAL EXPENDITURES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PROFESSIONAL FEES</b>								
468-330	PROF FEES-AUDIT/ACCT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-331	PROF FEES - ENGINEERING	51,750.00	18,990.31	0.00	128,758.66	0.00	( 77,008.66)	148.81-
468-332	PROF FEES - LEGAL	5,150.00	0.00	0.00	14,902.50	0.00	( 9,752.50)	189.37-
468-338	PROF FEES - RESEARCH	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-351	PROF FEES - PROJECT MGMT	162,660.00	4,300.00	0.00	22,130.00	0.00	140,530.00	86.39
<b>** CATEGORY TOTAL **</b>		219,560.00	23,290.31	0.00	165,791.16	0.00	53,768.84	24.49
<b>CAPITAL OUTLAY</b>								
468-734	CAPITAL OUTLAY - SEWER IMPR	1,862,285.00	225,998.52	0.00	1,915,992.55	0.00	( 53,707.55)	2.88-
<b>** CATEGORY TOTAL **</b>		1,862,285.00	225,998.52	0.00	1,915,992.55	0.00	( 53,707.55)	2.88-
<b>OTHER</b>								
468-810	BOND ISSUE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-811	BOND ISSUE-PREM/DISC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-820	TAX BOND ISSUE COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-821	TAX BOND ISSUE PREMIUM	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-830	BOND - PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-831	BOND - INTEREST	96,070.00	0.00	0.00	0.00	0.00	96,070.00	100.00
468-832	BOND ISSUE-PAYING AGENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
468-859	OTHER EXP - DS TRF 2017	0.00	61,297.50	0.00	97,367.50	0.00	( 97,367.50)	0.00
<b>** CATEGORY TOTAL **</b>		96,070.00	61,297.50	0.00	97,367.50	0.00	( 1,297.50)	1.35-
<b>*** DEPARTMENT TOTAL ***</b>		2,177,915.00	310,586.33	0.00	2,179,151.21	0.00	( 1,236.21)	0.06-

25 -TIRZ #1 EAST  
469-BASIN G EXP PROJ  
DEPARTMENTAL EXPENDITURES

		CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>								
<u>PROFESSIONAL FEES</u>								
469-328	PROF FEES - PLANNING	18,000.00	0.00	0.00	18,000.00	0.00	0.00	0.00
469-331	PROF FEES - ENGINEERING	175,975.00	21,949.20	0.00	208,005.50	0.00	( 32,030.50)	18.20-
469-332	PROF FEES - LEGAL	15,280.00	304.50	0.00	6,131.50	0.00	9,148.50	59.87
469-351	PROF FEES - PROJECT MGMT	16,500.00	4,131.50	0.00	23,431.50	0.00	( 6,931.50)	42.01-
** CATEGORY TOTAL **		225,755.00	26,385.20	0.00	255,568.50	0.00	( 29,813.50)	13.21-
<hr/>								
<u>CAPITAL OUTLAY</u>								
469-734	CAP OUTLAY - SEWER IMPR	932,525.00	263,063.59	0.00	371,764.98	0.00	560,760.02	60.13
** CATEGORY TOTAL **		932,525.00	263,063.59	0.00	371,764.98	0.00	560,760.02	60.13
<hr/>								
<u>OTHER</u>								
469-810	BOND ISSUE COSTS	75,000.00	0.00	0.00	54,250.00	0.00	20,750.00	27.67
469-811	BOND ISSUE-PREM/DISC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
469-831	DEBT SERVICE - INTEREST	33,400.00	0.00	0.00	0.00	0.00	33,400.00	100.00
469-832	BOND ISSUE - PAYING AGENT	0.00	0.00	0.00	750.00	0.00	( 750.00)	0.00
469-859	OTHER EXP - DS TRF 2018	0.00	33,363.18	0.00	33,363.18	0.00	( 33,363.18)	0.00
** CATEGORY TOTAL **		108,400.00	33,363.18	0.00	88,363.18	0.00	20,036.82	18.48
*** DEPARTMENT TOTAL ***		1,266,680.00	322,811.97	0.00	715,696.66	0.00	550,983.34	43.50
*** TOTAL EXPENDITURES ***		3,500,495.00	641,798.30	0.00	2,950,817.87	0.00	549,677.13	15.70
<hr/>								

\*\*\* END OF REPORT \*\*\*

# Summary of Annual Financial Reports

	A	B	C	D	E	F	G
1	<b>LORENA TIRZ #1 EAST Financial Report</b>						
2	<b>Summary Sheet end of FY2017-2018</b>						
3							
4							
5	<b>Expenditures</b>						
6	2014-2015 (see page 2)	\$ 66,280.00					
7	Jan 2016 - June 2016 (see page 3)	\$ 62,713.38					
8	July 2016 - December 2016 (see page 4)	\$ 120,155.24					
9	Jan 2017 - June 2017 (see page 5)	\$ 221,305.20					
10	July 2017 - December 2017 (see page 6)	\$ 541,468.27					
11	Jan 2018 - June 2018 (see page 7)	\$ 1,575,160.19					
12	July 2018 - December 2018 (see page 8)	\$ 766,285.29					
13	<b>Total TIRZ Expenditures (including proposed 10/15/18 invoices)</b>	\$ 3,353,367.57					
14	<b>Note:</b>						
15	\$38,181 is owed to the EDC for TIRZ expenditures/services 2014-2015						
16	\$2,131.38 is owed the EDC for TIRZ services June 2016-September 2016 related to development agreement						
17	\$34,360 is owed to the City for Sanitary Sewer Line Preliminary Engineering expenditures/services Feb 2016 - May 2016						
18	\$5640 is owed to the City for the difference in the \$40,000 authorized for prelim. Engineering & \$34,360 in actual Prelim. Eng. Expenditures (note that the \$5640 shown above is listed as a revenue not an expenditure)						
19							
20	<b>Expenditures paid to date beginning 11/7/16</b>	\$ 3,247,534.13					
21	<b>Proposed Invoice Payments 10/15/18</b>	\$ 31,161.06					
22	<b>Revenues</b>						
23	2014-2015 (see page 2)	\$ -					
24	Jan 2016 - June 2016 (see page 3)	\$ 5,640.00					
25	July 2016 - December 2016 (see page 4)	\$ 200,014.08					
26	Jan 2017 - June 2017 (see page 5)	\$ 2,411,300.00					
27	July 2017 - December 2017 (see page 6)	\$ 98,785.00					
28	Jan 2018 - June 2018 (see page 7)	\$ 1,640,701.00					
29	July 2018 - December 2018 (see page 8)	\$ 30,000.00					
30	<b>Total Revenues</b>	\$ 4,386,440.08					
31							
32	<b>October 15, 2018 Balance Before Proposed Invoice Payments</b>	\$ 1,138,905.95					
33	(10/15/18 Balance is Total Revenues minus Expenditures paid)						
34							
35	<b>October 15, 2018 Balance After Proposed Invoice Payments</b>	\$ 1,107,744.89					
36	(10/15/18 Balance is Total Revenues minus Expenditures paid to date and proposed invoices)						

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	April 2014-July 2015	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Total 2014-2015
2	<b>2014-2015</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax							
6	Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Misc Revenue							
8	<b>Total Revenue</b>							\$0
9								
10	<b>Expenditures:</b>							
11								
12	<b>LEDC Expenditures</b>							
13	LEDC Expenditures for Project & Financing Plan	\$30,000						\$30,000
14	LEDC Legal Fees for TIRZ adoption	\$8,181						\$8,181
15								
16	<b>TIRZ #1 East Expenditures</b>							
17	Legal Fees	\$957.50	\$1,965.50		\$391.50		\$3,784.50	\$7,099.00
18	Administrative Services (payment deferred to 2016)	\$0	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$21,000
19	Program Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	General Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22								
23	<b>Total Expenditures</b>	<b>\$39,138.50</b>	<b>\$6,165.50</b>	<b>\$4,200</b>	<b>\$4,591.50</b>	<b>\$4,200</b>	<b>\$7,984.50</b>	<b>\$66,280.00</b>

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jan - Jun 2016
2	<b>January 2016 - June 2016</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Sales Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Property Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Property Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Misc Revenue (remaining City contribution from Pre. Eng.)	\$0	\$0	\$0	\$0	\$5,640	\$0	\$5,640
10	<b>Total Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,640</b>	<b>\$0</b>	<b>\$5,640</b>
11								
12	<b>Expenditures:</b>							
13								
14	<b>LEDC Expenditures</b>							
15	LEDC Expenditures for Project Plan & Financing Plan							
16	LEDC Legal Fees for TIRZ adoption							
17								
18	<b>TIRZ #1 East Expenditures</b>							
19	Legal		\$29			<b>-\$7,128</b>		<b>-\$7,099</b>
20	Administrative Services (payment deferred to 2016)	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$25,200
21	Program Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	General Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24								
25	<b>City of Lorena Expenditures</b>							
26	Prelim. Engineering ES 16 02 01: Engineering	\$0	\$5,760	\$6,400	\$9,900	\$1,800	\$0	\$23,860
27	Prelim. Engineering PM 16 02 01: Program Management	\$0	\$2,250	\$2,250	\$3,000	\$3,000	\$0	\$10,500
28	Legal					<b>\$7,128</b>	<b>\$3,124.38</b>	<b>\$10,252.38</b>
29	<b>Total Expenditures</b>	<b>\$4,200</b>	<b>\$12,239</b>	<b>\$12,850</b>	<b>\$17,100</b>	<b>\$9,000</b>	<b>\$7,324.38</b>	<b>\$62,713.38</b>
30								
31	On June 9, 2016 City paid Bovey \$7128 for legal invoices July 2015 - May 2016							
32	On June 30, 2016 City paid Bovey \$3124 for legal invoice dated 06 28 16							

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	July - Dec 2016
2	<b>July 2016 - December 2016</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Sales Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Property Tax - City	\$0	\$14.08	\$0	\$0	\$0	\$0	\$14.08
8	Property Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Misc Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Braswell Contribution	\$0	\$0	\$0	\$30,000	\$45,000	\$25,000	\$100,000
11	McElla Contribution	\$0	\$0	\$0	\$30,000	\$45,000	\$25,000	\$100,000
12	Mitchell/Tully Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Certificates of Obligation (Bond revenues)							\$0
14	<b>Total Revenue</b>	<b>\$0</b>	<b>\$14.08</b>	<b>\$0</b>	<b>\$60,000</b>	<b>\$90,000</b>	<b>\$50,000</b>	<b>\$200,014.08</b>
15								
16	<b>Expenditures:</b>							
17								
18	<b>LEDC Expenditures</b>							
19	LEDC Expenditures for Project Plan & Financing Plan							
20	LEDC Legal Fees for TIRZ			\$ 2,131.38				\$2,131.38
21								
22	<b>TIRZ #1 East Expenditures</b>							
23	Legal	\$5,423	\$2,610	\$7,214.40	\$0	\$0	\$0	\$15,247.40
24	Administrative Services (payment deferred to 2016)	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$25,200
25	Sanitary Sewer Line Final Design Professional Services				\$20,814.19	\$24,599.81	\$23,662.46	\$69,076.46
26	Program Management San Sewer Line Final Design	\$0	\$0	\$0	\$2,500	\$3,000	\$3,000	\$8,500
27	General Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29								
30	<b>City of Lorena Expenditures</b>							
31								
32	<b>Total Expenditures</b>	<b>\$9,623</b>	<b>\$6,810</b>	<b>\$13,545.78</b>	<b>\$27,514.19</b>	<b>\$31,799.81</b>	<b>\$30,862.46</b>	<b>\$120,155.24</b>

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jan - Jun 2017
2	<b>January 2017 - June 2017</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Property Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	Property Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Misc Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Braswell Contribution	\$17,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,650.00
11	McElla Contribution	\$17,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,650.00
12	Mitchell/Tully Contribution	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
13	Certificates of Obligation (Bond revenues)	\$2,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300,000.00
14	EDC Contribution	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
15	City Contribution	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
16	<b>Total Revenue</b>	<b>\$2,335,300.00</b>	<b>\$76,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,411,300.00</b>
17								
18	<b>Expenditures:</b>							
19								
20	<b>LEDC Expenditures</b>							
21	LEDC Expenditures for Project Plan & Financing Plan							
22	LEDC Legal Fees for TIRZ							\$0.00
23								
24	<b>TIRZ #1 East Expenditures</b>							
25	Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$7,518.20	\$7,356.96	\$14,875.16
26	Administrative Services	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$25,200.00
27	Sanitary Sewer Line Final Design Professional Serv.	\$15,730.45	\$48,726.75	\$23,183.10	\$19,961.16	\$20,074.00	\$22,748.16	\$150,423.62
28	Program Management San Sewer Line Final Design	\$3,000.00	\$3,500.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,500.00	\$22,000.00
29	General Office	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30	Legal Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31	Certificate of Obligation Interest & Principal pymnt		\$8,806.42					\$8,806.42
32	<b>City of Lorena Expenditures</b>							
33	<b>Total Expenditures</b>	<b>\$22,930.45</b>	<b>\$65,233.17</b>	<b>\$30,883.10</b>	<b>\$27,661.16</b>	<b>\$35,792.20</b>	<b>\$38,805.12</b>	<b>\$221,305.20</b>

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jul - Dec 2017
2	<b>July 2017 - December 2017</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Property Tax - City	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
8	Property Tax - County	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$700.00
9	Misc Revenue - Interest on Investments, Invest. Tax	\$0.00	\$0.00	\$13,050.00	\$0.00	\$0.00	\$0.00	\$13,050.00
10	Braswell Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	McElla Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	Mitchell/Tully Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	Certificates of Obligation (Bond revenues)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	EDC Contribution	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
15	City Contribution	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
16	Loera Home Builders Contribution		\$55,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,000.00
17	<b>Total Revenue</b>	<b>\$0.00</b>	<b>\$85,000.00</b>	<b>\$13,785.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$98,785.00</b>
18								
19	<b>Expenditures:</b>							
20	<b>TIRZ #1 East Expenditures</b>							
21	Legal	\$6,773.90	\$1,783.50	\$696.00	\$2,392.50	\$4,219.50	\$2,392.50	\$18,257.90
22	Administrative Services	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$25,200.00
23	Sanitary Sewer Line Final Design Professional Serv.	\$17,248.00	\$26,756.92	\$15,438.95	\$9,811.05	\$0.00	\$0.00	\$69,254.92
24	Legal Advertising	\$0.00	\$0.00	\$130.00	\$0.00	\$0.00	\$0.00	\$130.00
25	Easement acquisition	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
26	Easement Recording at County	\$36.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.00
27	Certificate of Obligation Interest & Principal pymnt	\$0.00	\$48,035.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48,035.00
28	TIRZ Basin G Expansion Project & Financial Plan	\$0.00	\$0.00	\$12,000.00	\$12,000.00	\$6,000.00	\$0.00	\$30,000.00
29	Ph 1 WW Imp Const Admin and On-site Rep				\$1,513.20	\$16,580.60	\$13,358.70	\$31,452.50
30	Ph 1 WW Imp Const Phase Program Management				\$1,500.00	\$1,800.00	\$1,800.00	\$5,100.00
31	Ph 1 WW Imp Construction Services					\$143,123.08	\$153,198.27	\$296,321.35
32	Ph 2 WW Imp Final Design Professional Services						\$3,180.60	\$3,180.60
33	Ph 2 WW Imp Program Management Services						\$2,500.00	\$2,500.00
34	<b>Total Expenditures</b>	<b>\$40,257.90</b>	<b>\$80,775.42</b>	<b>\$32,464.95</b>	<b>\$31,416.75</b>	<b>\$175,923.18</b>	<b>\$180,630.07</b>	<b>\$541,468.27</b>

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jan - Jun 2018
2	<b>January 2018 - June 2018</b>							
3	<b>Revenue:</b>							
4	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Property Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
7	Property Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00
8	Misc Revenue - Interest on Investments, Invest. Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,599.00	\$21,599.00
9	Braswell Contribution	\$26,770.75	\$8,377.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,147.75
10	McElla Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	Mitchell/Tully Contribution	\$0.00	\$50,000.00	\$3,354.25	\$0.00	\$0.00	\$0.00	\$53,354.25
12	Series 2017, 2017A Certificates of Obligation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	EDC Contribution	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
14	City Contribution	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
15	Loera Home Builders Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	Series 2018 Certificates of Obligation	\$1,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00
17	<b>Total Revenue</b>	<b>\$1,526,770.75</b>	<b>\$88,377.00</b>	<b>\$3,354.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,199.00</b>	<b>\$1,640,701.00</b>
18								
19	<b>Expenditures:</b>							
20	Legal	\$1,464.50	\$5,554.50	\$1,116.50	\$1,725.50	\$2,378.00	\$1,725.50	\$13,964.50
21	Administrative Services	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$25,200.00
22	Sanitary Sewer Line Final Design Professional Serv.	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
23	Legal Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Easement acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	Easement Recording at County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26	Certificate of Obligation Interest & Principal pymnt	\$0.00	\$48,035.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48,035.00
27	Ph 1 WW Imp Const Admin and On-site Rep	\$13,601.98	\$14,558.99	\$10,280.31	\$11,792.43	\$12,767.69	\$12,661.62	\$75,663.02
28	Ph 1 WW Imp Const Phase Program Management	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$10,800.00
29	Ph 1 WW Imp Construction Services	\$160,099.31	\$185,178.25	\$191,985.63	\$277,617.04	\$145,021.07	\$255,437.12	\$1,215,338.42
30	Ph 2 WW Imp Final Design Professional Services	\$19,247.76	\$38,847.13	\$46,408.00	\$48,841.75	\$11,449.76	\$2,000.00	\$166,794.40
31	Ph 2 WW Imp Program Management Services	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$14,000.00
32	Ph 2 WW Imp Const Admin and On-site Rep						\$3,164.85	\$3,164.85
33	Ph 2 WW Imp Const Phase Program Management						\$1,000.00	\$1,000.00
34	<b>Total Expenditures</b>	<b>\$202,913.55</b>	<b>\$301,873.87</b>	<b>\$258,790.44</b>	<b>\$348,976.72</b>	<b>\$180,616.52</b>	<b>\$281,989.09</b>	<b>\$1,575,160.19</b>

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	July - December 2018
2	<b>July 2018 - December 2018</b>							
3	<b>Revenue:</b>							
4	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Property Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Property Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	Misc Revenue - Interest on Investments, Invest. Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Braswell Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	McElla Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	Mitchell/Tully Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	Series 2017, 2017A Certificates of Obligation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	EDC Contribution	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
14	City Contribution	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
15	Loera Home Builders Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	Series 2018 Certificates of Obligation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	<b>Total Revenue</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>
18								
19	<b>Expenditures:</b>							
20	Legal	\$130.50	\$304.50	\$0.00	\$0.00	\$0.00	\$0.00	\$435.00
21	Administrative Services	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$12,600.00
22	Audit fee	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
23	Legal Advertising - PH 2	\$0.00	\$131.50	\$0.00	\$0.00	\$0.00	\$0.00	\$131.50
24	Easement acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	Easement Recording at County - PH I and PH 2	\$0.00	\$490.25	\$0.00	\$0.00	\$0.00	\$0.00	\$490.25
26	CO payment: series 2017, 2017A, 2018	\$81,398.18	\$0.00	\$1,297.50	\$0.00	\$0.00	\$0.00	\$82,695.68
27	Ph 1 WW Imp Const Admin and On-site Rep	\$9,842.43	\$5,631.31	\$12,654.56	\$0.00	\$0.00	\$0.00	\$28,128.30
28	Ph 1 WW Imp Const Phase Program Management	\$1,800.00	\$2,000.00	\$2,300.00	\$0.00	\$0.00	\$0.00	\$6,100.00
29	Ph 1 WW Imp Construction Services	\$194,195.66	\$141,772.52	\$0.00	\$0.00	\$0.00	\$0.00	\$335,968.18
30	Ph 2 WW Imp Final Design Professional Services	\$4,120.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,120.00
31	Ph 2 WW Imp Construction Services	\$108,701.39	\$152,046.34	\$0.00	\$0.00	\$0.00	\$0.00	\$260,747.73
32	Ph 2 WW Imp Const Admin and On-site Rep	\$8,796.45	\$11,063.20	\$8,709.00	\$0.00	\$0.00	\$0.00	\$28,568.65
33	Ph 2 WW Imp Const Phase Program Management	\$1,800.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$5,800.00
34	<b>Total Expenditures</b>	<b>\$415,484.61</b>	<b>\$319,639.62</b>	<b>\$31,161.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$766,285.29</b>

**TIRZ #1 East**

**Annual Budget**

**2018-2019**

City of Lorena - Lorena TIRZ #1 East - Approved Budget - FY2018/2019

Item Description	Budget	Approved	Projected	Approved	
	FY2016/2017	End of FY2016/2017	Budget FY2017/2018	End of FY2017/2018	Budget FY2018/2019
Beginning Fund Balance	\$ 5,654.08	\$ 2,166,459.37	\$ 2,166,459.37	\$ 1,065,470.57	
Property Taxes	\$ 735.00		\$ 600.00		
Misc. Taxes					
Fines/Contributions	\$ 55,000.00	\$ 222,500.00	\$ 272,094.00	\$ 222,500.00	
Interest	\$ 13,050.00		\$ 21,599.00		
Other Revenue	\$ 2,641,300.00	\$ 2,767,027.85	\$ 1,688,021.30	\$ 1,688,021.30	\$ 110,000.00
<b>Total Revenues</b>	<b>\$ 2,641,300.00</b>	<b>\$ 2,835,812.85</b>	<b>\$ 1,910,521.30</b>	<b>\$ 1,982,314.30</b>	<b>\$ 332,500.00</b>
<b>Total Funds Available</b>	<b>\$ 2,641,300.00</b>	<b>\$ 2,841,466.93</b>	<b>\$ 4,076,980.67</b>	<b>\$ 4,148,773.67</b>	<b>\$ 1,397,970.57</b>
Professional Fees	\$ 481,004.40	\$ 480,272.29	\$ 500,785.00	\$ 449,641.05	\$ 66,190.00
Capital Outlay	\$ 150,000.00	\$ -	\$ 2,782,810.00	\$ 2,417,436.81	\$ 472,681.88
Other	\$ 76,364.44	\$ 194,735.27	\$ 219,884.49	\$ 216,225.24	\$ 152,195.00
<b>Total Expenditures</b>	<b>\$ 707,368.84</b>	<b>\$ 675,007.56</b>	<b>\$ 3,503,479.49</b>	<b>\$ 3,083,303.10</b>	<b>\$ 691,066.88</b>
<b>Ending Fund Balance</b>	<b>\$ 1,933,931.16</b>	<b>\$ 2,166,459.37</b>	<b>\$ 573,501.18</b>	<b>\$ 1,065,470.57</b>	<b>\$ 706,903.69</b>

City of Lorena - Lorena TIRZ #1 East - Approved Budget - FY2018/2019

Item Description	Budget	Approved		Approved	
	FY2016/2017	End of FY2016/2017	Budget FY2017/2018	End of FY2017/2018	Budget FY2018/2019
<b>PROPERTY TAXES</b>					
Incr Property Tax City	\$ 35.00	\$ -	\$ 400.00		
Incr Property Tax County	\$ 700.00	\$ -	\$ 200.00		
<b>Total Property Taxes</b>	<b>\$ 735.00</b>	<b>\$ -</b>	<b>\$ 600.00</b>		
<b>SALES TAX</b>					
Incr Sales Tax - City	\$ -	\$ -	\$ -		
Incr Sales Tax - County	\$ -	\$ -	\$ -		
<b>Total Sales Tax</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>FINES/CONTRIBUTIONS</b>					
Developer Contributions	\$ 55,000.00	\$ 222,500.00	\$ 272,094.00	\$ 222,500.00	
<b>Total Fines/Contributions</b>	<b>\$ 55,000.00</b>	<b>\$ 222,500.00</b>	<b>\$ 272,094.00</b>	<b>\$ 222,500.00</b>	
<b>INTEREST</b>					
Interest on Investments (CO Series 2017)	\$ 9,600.00	\$ -	\$ 15,000.00		
Interest on Investments - Tax (CO 2017-A)	\$ 3,450.00	\$ -	\$ 599.00		
Interest on Investments - (CO Series 2018)	\$ -	\$ -	\$ 6,000.00		
<b>Total Interest</b>	<b>\$ 13,050.00</b>	<b>\$ -</b>	<b>\$ 21,599.00</b>		
<b>OTHER REVENUE</b>					
Loan Proceeds - City	\$ 28,000.00	\$ 28,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Loan Proceeds - EDC	\$ 28,000.00	\$ 28,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Loan Proceeds - Builders	\$ 285,300.00	\$ 285,300.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Bond Proceeds	\$ 2,300,000.00	\$ 1,735,727.85	\$ 1,578,021.30	\$ 1,578,021.30	\$ -
Bond Proceeds - Tax	\$ -	\$ 690,000.00			
<b>Total Other Revenue</b>	<b>\$ 2,641,300.00</b>	<b>\$ 2,767,027.85</b>	<b>\$ 1,688,021.30</b>	<b>\$ 1,688,021.30</b>	<b>\$ 110,000.00</b>
<b>TOTAL REVENUES</b>	<b>\$ 2,641,300.00</b>	<b>\$ 2,835,812.85</b>	<b>\$ 1,910,521.30</b>	<b>\$ 1,982,314.30</b>	<b>\$ 332,500.00</b>

City of Lorena - Lorena TIRZ #1 East - Approved Budget - FY2018/2019

Item Description	Budget	End of	Approved	Projected	Approved
	FY2016/2017	FY2016/2017	Budget	End of	Budget
			FY2017/2018	FY2017/2018	FY2018/2019
<b>ADMINISTRATION</b>					
PROFESSIONAL FEES					
Prof Fees - Audit/Acctg			\$ 500.00	\$ 500.00	\$ 500.00
Prof Fees - Admin	\$ 109,200.00	\$ 109,200.00	\$ 50,400.00	\$ 50,400.00	\$ 50,400.00
Prof Fees - Legal	\$ 25,499.78	\$ 25,499.78	\$ 5,000.00	\$ 1,015.00	\$ 15,000.00
<b>TOTAL Administration</b>	<b>\$ 134,699.78</b>	<b>\$ 134,699.78</b>	<b>\$ 55,900.00</b>	<b>\$ 51,915.00</b>	<b>\$ 65,900.00</b>
<b>PHASE I WASTEWATER IMPROVEMENTS SANITARY SEWER TRUNK LINE PROJECT</b>					
PROFESSIONAL FEES					
Prof Fees - Engineering	\$ 305,805.00	\$ 278,943.95	\$ 51,750.00	\$ 11,011.05	\$ -
Prof Fees - Project Mgmt	\$ 30,500.00	\$ 30,500.00	\$ 162,660.00	\$ 164,280.00	\$ -
Prof Fees - Legal	\$ 25,000.00	\$ 4,128.56	\$ 5,000.00	\$ 9,903.50	\$ -
<b>Total Professional Fees</b>	<b>\$ 361,305.00</b>	<b>\$ 313,572.51</b>	<b>\$ 219,410.00</b>	<b>\$ 185,194.55</b>	<b>\$ -</b>
<b>CAPITAL OUTLAY</b>					
Capital Outlay - Utility Improvements	\$ 150,000.00	\$ -	\$ 1,850,285.00	\$ 1,944,644.93	\$ -
<b>Total Capital Outlay</b>	<b>\$ 150,000.00</b>	<b>\$ -</b>	<b>\$ 1,850,285.00</b>	<b>\$ 1,944,644.93</b>	<b>\$ -</b>
<b>OTHER</b>					
Bond Issue Costs	\$ -	\$ 125,727.85			
Bond Issue Premium	\$ -				
Bond Agent Fees	\$ -				
Tax Bond Issue Costs	\$ -				
Tax Bond Issue Premium	\$ -				
Tax Bond Agent Fees	\$ -				
Bond - Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Interest	\$ 56,841.42	\$ 56,841.42	\$ 96,070.00	\$ 96,070.00	\$ 96,070.00
Easement Fee		\$ 12,000.00	\$ 12,000.00	\$ 7,929.00	\$ -
Easement Filing Fee		\$ 36.00	\$ 150.00	\$ 356.25	\$ -
Legal Advertisement		\$ 130.00	\$ -	\$ -	\$ -
Pipe Upsizing Cost - Transfer from Ph 2			\$ (75,000.00)		
<b>Total Other</b>	<b>\$ 56,841.42</b>	<b>\$ 194,735.27</b>	<b>\$ 108,220.00</b>	<b>\$ 29,355.25</b>	<b>\$ 96,070.00</b>

Item Description	Budget	Approved	Projected	Approved
	FY2016/2017	End of FY2016/2017	Budget FY2017/2018	End of FY2017/2018

**PHASE II WASTEWATER IMPROVEMENTS BASIN G FORCEMAIN AND LIFT STATION**

## PROFESSIONAL FEES

Prof Fees - Admin	\$ -	\$ 12,000.00	\$ 18,000.00	\$ 18,000.00	\$ -
Prof Fees - Engineering	\$ -	\$ -	\$ 175,975.00	\$ 169,975.00	\$ -
Prof Fees - Project Mgmt	\$ -	\$ -	\$ 16,500.00	\$ 16,500.00	\$ -
Prof Fees - Legal	\$ -	\$ 20,000.00	\$ 15,000.00	\$ 8,056.50	\$ 290.00
<b>Total Professional Fees</b>	<b>\$ -</b>	<b>\$ 32,000.00</b>	<b>\$ 225,475.00</b>	<b>\$ 212,531.50</b>	<b>\$ 290.00</b>

## CAPITAL OUTLAY

Capital Outlay - Utility Improvements	\$ -	\$ -	\$ 932,525.00	\$ 422,241.88	\$ 422,241.88
Const. Admin and Onsite Rep.				\$ 43,750.00	\$ 43,340.00
Const. Phase Program Management				\$ 6,800.00	\$ 7,100.00
<b>Total Capital Outlay</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 932,525.00</b>	<b>\$ 472,791.88</b>	<b>\$ 472,681.88</b>

**Note: approx. 50% of Construction anticipated to be completed by end of FY 2018. 100% of Construction to be completed by 12/31/18**

## OTHER

Bond Issue Costs		\$ 78,021.30	\$ 78,021.30	\$ -
Bond Issue Premium				
Bond Agent Fees				
Tax Bond Issue Costs				
Tax Bond Issue Premium				
Tax Bond Agent Fees				
Bond - Principal				
Bond Interest		\$ 33,363.19	\$ 33,363.19	\$ 56,125.00
Easement Fee				
Easement Filing Fee		\$ 150.00	\$ 354.00	\$ -
Legal Advertisement		\$ 130.00	\$ 131.50	\$ -
Pipe Upsizing Cost - Transfer to Phase I			\$ 75,000.00	
<b>Total Other</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,664.49</b>	<b>\$ 186,869.99</b>
				<b>\$ 56,125.00</b>