



**AGENDA
TAX INCREMENT REINVESTMENT ZONE (TIRZ)
NO. 1 MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall - Council Chambers
201 North Brushy Street, Leander, Texas
Monday, August 17, 2026
Regular Meeting at 8:30 AM



**Place 1 - Michael Herrera, Chair
Place 2 - Cynthia Long
Place 3 - Bob Biles**

**Place 4 - Sheetal Gampawar
Place 5 - Kelsey Stone
Staff Liaison - Dara Crabtree**

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Open Meeting.
2. Roll Call.

CONSENT AGENDA: ACTION

3. Approval of the minutes for meeting held on July 27, 2026.

REGULAR AGENDA

4. Discuss and consider action on the Fiscal Year 2027 Proposed Budget for the Leander Tax Increment Reinvestment Zone No. 1.

There is no fiscal impact to property owners with the proposed budget. Property owners will be taxed directly by the City of Leander and Williamson County.

5. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Tax Increment Reinvestment Zone No. 1 reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Tax Increment Reinvestment Zone No. 1 of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 11 day of August 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary



EXECUTIVE SUMMARY
8/17/2026

AGENDA SUBJECT:

Approval of the minutes for meeting held on July 27, 2026.

BACKGROUND:

Attached are the minutes for the meeting held on July 27, 2026.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

City staff recommends approval of the July 27, 2026 minutes as presented.

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. TIRZ Draft Minutes 07.27.2026



**MINUTES
TAX INCREMENT REINVESTMENT ZONE (TIRZ)
NO. 1 MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall - Council Chambers
201 North Brushy Street - Leander, Texas
Monday, July 27, 2026
Regular Meeting at 8:30 AM



Place 1 - Michael Herrera, Chair
Place 2 - Cynthia Long
Place 3 - Bob Biles

Place 4 - Sheetal Gampawar
Place 5 - Kelsey Stone
Staff Liaison - Dara Crabtree

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Open Meeting.

Opened meeting at 8:30 a.m.

2. Roll Call.

Roll reflected all present with Board Member Stone absent.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda item 3.

By: Board Member Biles

Seconded: Board Member Gampawar

Vote: 4 - 0

3. Approval of the minutes for meeting held on April 27, 2026.

REGULAR AGENDA

4. Receive Update on Current Projects, Agreements, Developments in Tax Increment Reinvestment Zone (TIRZ) No. 1 and Project and Financing Plan for TIRZ.

Update included TIRZ history; agreements paid project history; active developments; SmartCode; CapMetro TOD concept; connectivity of infrastructure needed; development in TIRZ at time of creation versus current development; increase in TIRZ of 20% in 2019; enhanced level of investment in the TIRZ boundary; potential extending TIRZ past 2031; and increased land valuations not anticipated in 2006.

5. Review Budget for Fiscal Year 2026.

Update included taxable land valuation; current revenues; expenditures; available funding; and bring back projections future valuations and payments.

6. Convene into Executive Session pursuant to: Convene into executive session pursuant to Section 551.087, Texas Government Code to deliberate a financial or other incentive for The Northline PUD development.

Reconvene into open session to take any action as determined appropriate in the Board's discretion regarding a financial or other incentive for The Northline PUD development.

Convened into Executive Session at 9:13 a.m.; reconvened into open session at 9:51 a.m.

No action taken.

7. Adjournment

Adjourned at 9:51 a.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
8/17/2026

AGENDA SUBJECT:

Discuss and consider action on the Fiscal Year 2027 Proposed Budget for the Leander Tax Increment Reinvestment Zone No. 1.

There is no fiscal impact to property owners with the proposed budget. Property owners will be taxed directly by the City of Leander and Williamson County.

BACKGROUND:

The FY 2027 Proposed TIRZ Budget anticipates an increase in property tax revenues from Williamson County and the City of Leander due to the increased values within the boundaries of Leander TIRZ No. 1. Taxable values from the Williamson Central Appraisal District (WCAD) for the TIRZ are \$2.167 billion, which is an increase of 12.3% or \$237 million over last year's certified values of \$1.929 billion.

Actual revenues from each taxing entity are calculated as follows: [City/County Contribution = [TIRZ incremental tax base] x 50% x [City/County tax rate]]. For FY 2027, projected revenue is \$9,532,798 and anticipated project reimbursements are \$2,534,170. The recommended budget for FY 2027 includes projected revenues from both the City and County's 50% share of ad valorem taxes collected within the TIRZ boundaries.

Notable changes from FY 2026 include the anticipated final reimbursement for Crescent (Bryson) at a maximum amount of \$680,000. As with all agreements, the actual amounts eligible for reimbursements are subject to actual taxes collected on the property. The reimbursement amounts shown in the budget represent reasonable, current estimates for qualified capital improvements.

Future expenditures or development agreements are subject to the adopted TIRZ Project Plan, which currently shows an uncommitted project balance of \$5,085,818. The assessed valuation for the 2026 tax year includes improvements completed through December 31, 2025, and there is a large amount of improvements from January 1 to December 31, 2026, that will be included in next year's assessed value. Additionally, a large portion of the zone remains undeveloped. As a result, there will be a growing balance of unallocated TIRZ revenues that will be eligible for additional projects. Programming of uncommitted funds for additional projects is subject to the interlocal agreement between the City of Leander and Williamson County.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

City staff recommends approval of the Fiscal Year 2027 Proposed Budget for the Leander Tax Increment Reinvestment Zone No. 1 as presented.

PRESENTER:

Otis Williams, Chief Financial Officer

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$2,534,170
<u>Approved in current budget (Yes / No):</u>	No
<u>Expenditure (New / Amended):</u>	Bew
<u>Recurring or one-time:</u>	
<u>Fund source (Operating / Utility / etc.):</u>	TIRZ Annual Budget

Attachments:

1. Proposed TIRZ No. 1- FY 2027 Budget
2. Tax Assessment - WCAD 2026
3. Project Plan 08.11.2026

CITY OF LEANDER				
TIRZ NO.1 REVENUES				
Revenue - Line Items	ADOPTED FY 2025	BUDGET FY 2026	ESTIMATED FY 2026	PROPOSED FY 2027
4220 CONTRIBUTION - SAN GABRIEL	\$ -	\$ -	\$ -	\$ -
4449 INTEREST INCOME	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
4451 LEANDER DEVELOPMENT AUTHORITY	\$ -	\$ -	\$ -	\$ -
4838 CURRENT TAX REVENUE	\$ 3,580,000	\$ 4,300,000	\$ 4,300,000	\$ 5,034,068
4852 DELINQUENT PROPERTY TAX	\$ -	\$ -	\$ -	\$ -
4870 PENALTY AND INTEREST	\$ -	\$ -	\$ -	\$ -
4890 TAX REVENUE - COUNTY	\$ 2,785,000	\$ 3,700,000	\$ 3,700,000	\$ 4,483,712
4900 TRANSFER IN	\$ -	\$ -	\$ -	\$ -
4925 TRANSFER IN - WATER IMPACT FEE	\$ -	\$ -	\$ -	\$ -
4926 TRANSFER IN - W-WATER IMPACT FEE	\$ -	\$ -	\$ -	\$ -
REVENUES TOTAL	\$ 6,380,000	\$ 8,015,000	\$ 8,015,000	\$ 9,532,780
79-00 TOTAL	\$ 6,380,000	\$ 8,015,000	\$ 8,015,000	\$ 9,532,780

CITY OF LEANDER					
TIRZ NO.1					
ADMINISTRATION - EXPENDITURES					
Expenditure - Line Items	ADOPTED FY 2025	BUDGET FY 2026	ESTIMATED FY 2026	PROPOSED FY 2027	
5600 CONTRACT LABOR	\$ -	\$ -	\$ -	\$ -	
5650 LEGAL FEES	\$ -	\$ -	\$ -	\$ -	
5739 TIRZ - COUNTY SAN GABRIEL	\$ -	\$ -	\$ -	\$ -	
5740 DEVELOPMENT AGREEMENTS	\$ -	\$ -	\$ -	\$ -	
5741 RB270 PARTNERSHIP DEV AGR	\$ -	\$ -	\$ -	\$ -	
5742 VILLAGE @ LEANDER ST DEV AGR	\$ -	\$ -	\$ -	\$ -	
5744 CRESECENT PROPERTY PAYMENT ACCT	\$ -	\$ -	\$ -	\$ -	
5745 OAK CREEK PIO PAYMENT ACCT	\$ -	\$ -	\$ -	\$ -	
CONTRACTUAL SERVICES TOTAL	\$ -	\$ -	\$ -	\$ -	
9000 TRANSFER OUT	\$ -	\$ -	\$ -	\$ -	
9002 TRANSFER OUT - LEANDER DEV AUTH	\$ -	\$ -	\$ -	\$ -	
9013 TRANSFER OUT - RB 270 PARTNERS	\$ -	\$ -	\$ -	\$ -	
9014 TRANSFER OUT - TRANSIT VILLAGE	\$ -	\$ 155,820	\$ 155,820	\$ 155,820	
9015 TRANSFER OUT - CRESCENT	\$ 680,000	\$ 1,066,300	\$ 1,066,300	\$ 680,000	
9016 TRANSFER OUT - OAK CREEK	\$ 692,644	\$ -	\$ -	\$ -	
9017 TRANSFER OUT - MEDICAL COMPLEX	\$ 82,500	\$ 82,000	\$ 82,000	\$ 82,000	
9018 TRANSFER OUT - NORTHLINE	\$ 350,000	\$ 455,000	\$ 455,000	\$ 455,000	
9021 TRANSFER OUT - RB 270/NORTHLINE	\$ -	\$ -	\$ -	\$ -	
9022 TRANSFER OUT - NAKFOOR DEV.	\$ 70,000	\$ 58,000	\$ 58,000	\$ 58,000	
9024 TRANSFER OUT - CITY/NORTHLINE	\$ 4,333,106	\$ 1,103,350	\$ 1,103,350	\$ 1,103,350	
9026 TRANSFER OUT - TVI/NL	\$ -	\$ -	\$ -	\$ -	
TRANSFERS TOTAL	\$ 6,208,250	\$ 2,920,470	\$ 2,920,470	\$ 2,534,170	
79-00 TOTAL	\$ 6,208,250	\$ 2,920,470	\$ 2,920,470	\$ 2,534,170	

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Supplement 1

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

T05 - TIRZ - Leander (ARB Approved Totals)

Number of Properties: 3558

Land Totals

Land - Homesite	(+)	\$305,957,449		
Land - Non Homesite	(+)	\$382,427,304		
Land - Ag Market	(+)	\$77,576,575		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$765,961,328	(+)	\$765,961,328

Improvement Totals

Improvements - Homesite	(+)	\$996,507,014		
Improvements - Non Homesite	(+)	\$748,492,507		
Total Improvements	(=)	\$1,744,999,521	(+)	\$1,744,999,521

Other Totals

Personal Property (124)		\$27,069,946	(+)	\$27,069,946
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$2,538,030,795
Total Market Value 100%			(=)	\$2,543,130,315
Total Homestead Cap Adjustment (20)				(-) \$965,208
Total Circuit Breaker Limit Cap Adjustment (74)				(-) \$14,942,181
Total Exempt Property (70)				(-) \$202,080,347

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$77,576,575		
Ag Use (11)	(-)	\$21,063		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$77,555,512	(-)	\$77,555,512
Total Assessed			(=)	\$2,242,487,547

Exemptions

(HS Assd 923,575,515)

(HS) Homestead Local (1849)	(+)	\$0		
(HS) Homestead State (1849)	(+)	\$0		
(O65) Over 65 Local (224)	(+)	\$0		
(O65) Over 65 State (224)	(+)	\$0		
(DP) Disabled Persons Local (13)	(+)	\$0		
(DP) Disabled Persons State (13)	(+)	\$0		
(DV) Disabled Vet (37)	(+)	\$393,500		
(DVX) Disabled Vet 100% (52)	(+)	\$26,760,632		
(SOL) Solar (9)	(+)	\$292,132		
(CHDO04) Comm Housing Dev - 2004 (52)	(+)	\$8,107,509		
(BI) Builders Inventory (72)	(+)	\$6,405,730		
(HB9) House Bill 9 Personal Property (123)	(+)	\$8,261,403		
(PC) Pollution Control (1)	(+)	\$65,634		
Total Exemptions	(=)	\$50,286,540	(-)	\$50,286,540
Net Taxable (Before Freeze)			(=)	\$2,192,201,007

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Supplement 1

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

T05 - TIRZ - Leander (Under ARB Review Totals)

Number of Properties: 37

Land Totals

Land - Homesite	(+)	\$1,979,474		
Land - Non Homesite	(+)	\$24,500,095		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$26,479,569	(+)	\$26,479,569

Improvement Totals

Improvements - Homesite	(+)	\$2,463,953		
Improvements - Non Homesite	(+)	\$9,860,886		
Total Improvements	(=)	\$12,324,839	(+)	\$12,324,839

Other Totals

Personal Property (2)		\$1,879,391	(+)	\$1,879,391
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$40,683,799
Total Market Value 100%			(=)	\$40,683,799
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit Cap Adjustment (9)				(-) \$4,285,658
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$36,398,141

Exemptions

(HS Assd 1,940,367)

(HS) Homestead Local (3)	(+)	\$0		
(HS) Homestead State (3)	(+)	\$0		
(HB9) House Bill 9 Personal Property (2)	(+)	\$250,000		
Total Exemptions	(=)	\$250,000	(-)	\$250,000
Net Taxable (Before Freeze)			(=)	\$36,148,141

Leander TIRZ	PRIOR CASH FLOW PROJECTION (3-21-19)																Committed Funds*									
Funding Category	2006-2008	2008-2010	2010-2015	2015-2020	2020-2025	2025-2031		Revised Total 3-21-19	Revised Total 8-5-21	Net Adj.	Uncommitted Balance	RB270*****	TVI	Williamson Co.	City of Leander	Crescent	Oak Creek	St. David's Hospital	Nakfor	Northline - City of Leander ***	Northline - Developer	Cash Contribution**	Impact Fee Revenues**		Total Committed	
Administration	\$ 6,600	\$ 33,567	\$ 650,000	\$ 100,000	\$ 100,000	\$ 59,833		\$ 950,000	\$ 650,000	(\$ 300,000)	\$ -				\$ 650,000										\$ 650,000	
Engineering Design-Consulting			\$ 42,349	\$ 650,000	\$ 650,000	\$ 757,651		\$ 2,100,000	\$ 1,516,964	(\$ 583,036)	\$ -	\$ 369,912	\$ 997,052									\$ 150,000			\$ 1,516,964	
Non Allocated Funds ****				#####				\$ 11,969,000	\$ 5,085,818	(\$ 6,883,182)	\$ 5,085,818															
							Sub-Tot	\$ 15,019,000	\$ 7,252,782	(\$ 7,766,218)	\$ 5,085,818															
Water																										
Northline Water System - Phase 1				\$ 285,000	\$ 500,000	\$ 500,000		\$ 1,285,000	\$ -	(\$ 1,285,000)	\$ -														\$ -	
Northline Water System - Phase 1a					\$ 200,000	\$ 208,000		\$ 408,000	\$ -	(\$ 408,000)	\$ -														\$ -	
Northline Water System (rev. 8/2004)								\$ -	\$ 4,651,457	\$ 4,651,457	\$ -											\$ 4,651,457			\$ 4,651,457	
Transmission			\$ 437,400	\$ 3,000,000	\$ 134,600	\$ -		\$ 3,572,000	\$ 795,000	(\$ 2,777,000)	\$ -				\$ 795,000	\$ 2,730,000							(\$ 2,730,000)		\$ 795,000	
Storage contribution								\$ -	\$ -	\$ -	\$ -														\$ -	
Necessary Connections				\$ 840,000	\$ 316,879	\$ -		\$ 1,156,879	\$ 780,750	(\$ 376,129)	\$ -		\$ 63,500				\$ 432,450	\$ 200,000	\$ 84,800						\$ 780,750	
Offsite Contribution				\$ -				\$ -	\$ -	\$ -	\$ -														\$ -	
							Sub-Tot	\$ 6,421,879	\$ 6,227,207	(\$ 194,672)	\$ -														\$ 6,227,207	
Wastewater																										
Brushy Creek Basin																										
Northline Wastewater System - Phase 1				\$ 375,000	\$ 500,000	\$ 500,000		\$ 1,375,000	\$ -	(\$ 1,375,000)	\$ -														\$ -	
Northline Wastewater System - Phase 1a					\$ 200,000	\$ 237,000		\$ 437,000	\$ -	(\$ 437,000)	\$ -														\$ -	
Northline Wastewater System (rev. 8/2004)								\$ -	\$ 1,418,282	\$ 1,418,282	\$ -											\$ 1,418,282			\$ 1,418,282	
Interceptor				\$ 1,000,000	\$ 228,000			\$ 1,228,000	\$ 250,912	(\$ 977,088)	\$ -					\$ 708,200							(\$ 457,288)		\$ 250,912	
Lateralmain Station				\$ 500,000	\$ 550,000	\$ 250,000		\$ 1,300,000	\$ 1,041,017	(\$ 258,983)	\$ -					\$ 1,300,000		\$ 218,375	\$ 362,057				(\$ 839,415)		\$ 1,041,017	
Lift Station				\$ 500,000	\$ 250,000	\$ 250,000		\$ 1,000,000	\$ 216,829	(\$ 783,171)	\$ -					\$ 612,000							(\$ 395,171)		\$ 216,829	
Force Main				\$ 150,000	\$ 240,000			\$ 390,000	\$ -	(\$ 390,000)	\$ -														\$ -	
San Gabriel Basin																										
Interceptor				\$ 100,000	\$ 650,000			\$ 750,000	\$ 378,120	(\$ 371,880)	\$ -					\$ 378,120									\$ 378,120	
Laterals				\$ 250,000	\$ 250,000	\$ 200,000		\$ 700,000	\$ 570,300	(\$ 129,700)	\$ -					\$ 570,300									\$ 570,300	
Lift Station				\$ 300,000	\$ 300,000	\$ 350,000		\$ 950,000	\$ 480,000	(\$ 470,000)	\$ -					\$ 480,000									\$ 480,000	
Force Main					\$ -			\$ -	\$ -	\$ -	\$ -														\$ -	
Offsite Contribution				\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -														\$ -	
							Sub-Tot	\$ 8,130,000	\$ 4,355,460	(\$ 3,774,540)	\$ -														\$ 4,355,460	
Transportation																										
Northline Streets - Phase 1				\$ 1,000,000	\$ 3,240,500	\$ 3,240,500		\$ 7,481,000	\$ 7,481,000	\$ -	\$ -									\$ 7,481,000					\$ 7,481,000	
Northline Streets - Phase 1a					\$ 868,000	\$ 1,000,000		\$ 1,868,000	\$ -	(\$ 1,868,000)	\$ -											\$ -			\$ -	
Northline Streets (rev. 8/2004)								\$ -	\$ 11,255,692	\$ 11,255,692	\$ -											\$ 11,255,692			\$ 11,255,692	
RM 2243				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -														\$ -	
San Gabriel Parkway				\$ 2,000,000	\$ 2,700,000			\$ 4,700,000	\$ 4,700,000	\$ -	\$ -			\$ 4,700,000											\$ 4,700,000	
CR 273			\$ 388,511	\$ 161,489				\$ 550,000	\$ 550,000	\$ -	\$ -	\$ 200,000	\$ 200,000									\$ 150,000			\$ 550,000	
CR 269				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -														\$ -	

Leander TIRZ	PRIOR CASH FLOW PROJECTION (3-21-19)														Committed Funds*											
Funding Category	2006-2008	2008-2010	2010-2015	2015-2020	2020-2025	2025-2031		Revised Total 3-21-19	Revised Total 8-5-21	Net Adj.	Uncommitted Balance	RB270*****	TVI	Williamson Co.	City of Leander	Crescent	Oak Creek	St. David's Hospital	Nakfoor	Northline - City of Leander ***	Northline - Developer	Cash Contributions**	Impact Fee Revenues**	Total Committed		
US 183 Improvements				\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -													\$ -		
Required Roadways			\$ 12,000	\$ 1,000,000	\$ 1,500,000	\$ 1,228,092		\$ 3,740,092	\$ 3,367,592	(\$ 372,500)	\$ -					\$ 715,000	\$ 2,125,224	\$ 450,000	\$ 77,368					\$ 3,367,592		
Necessary Connections				\$ 350,000	\$ 350,000	\$ 112,908		\$ 812,908	\$ 812,908	\$ -	\$ -		\$ 42,908			\$ 770,000								\$ 812,908		
183A enhancements - connections				\$ 750,000	\$ 750,000	\$ -		\$ 1,500,000	\$ 1,500,000	\$ -	\$ -					\$ 1,500,000								\$ 1,500,000		
							Sub-Tot	\$ 20,652,000	\$ 29,667,192	\$ 9,015,192	\$ -													\$ 29,667,192		
Rail Station																										
Rail Station Improvements				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -													\$ -		
							Sub-Tot	\$ -	\$ -	\$ -	\$ -													\$ -		
Leander TIRZ	PRIOR CASH FLOW PROJECTION (3-21-19)																Committed Funds*									
Funding Category	2006-2008	2008-2010	2010-2015	2015-2020	2020-2025	2025-2031		Revised Total 3-21-19	Revised Total 8-5-21	Net Adj.	Uncommitted Balance	RB270*****	TVI	Williamson Co.	City of Leander	Crescent	Oak Creek	St. David's Hospital	Nakfoor	Northline - City of Leander ***	Northline - Developer	Cash Contributions**	Impact Fee Revenues**	Total Committed		
Drainage - Phase 1				\$ 1,216,000	\$ 3,093,000	\$ 3,093,000		\$ 7,402,000	\$ 7,402,000	\$ -	\$ -									\$ 7,402,000				\$ 7,402,000		
Northline Drainage - Phase 1a					\$ 109,000			\$ 109,000	\$ -	(\$ 109,000)	\$ -										\$ -			\$ -		
Northline Drainage (rev. 8/5/2021)								\$ -	\$ 2,617,561	\$ 2,617,561	\$ -										\$ 2,617,561			\$ 2,617,561		
Regional Facilities				\$ 1,600,000	\$ 1,449,654			\$ 3,049,654	\$ 3,049,654	\$ 0	\$ -					\$ 1,784,529	\$ 715,126	\$ 550,000						\$ 3,049,654		
Ponds				\$ 325,000	\$ 183,404			\$ 508,404	\$ 508,404	\$ 0	\$ -					\$ 362,955	\$ 145,449							\$ 508,404		
Main Collectors				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -													\$ -		
Phased Detention				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -													\$ -		
Offsite Facilities				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -													\$ -		
Property/Easements					\$ 68,332	\$ -		\$ 68,332	\$ -	(\$ 68,332)	\$ -													\$ -		
Water Quality (some overlap with Phased Treatment)																										
Treatment Facilities (Ponds)				\$ 790,000	\$ 438,610			\$ 1,228,610	\$ 1,228,610	\$ 0	\$ -					\$ 877,141	\$ 351,468							\$ 1,228,610		
Phased Treatment				\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -													\$ -		
Property/Easements				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -													\$ -		
Off-site Facilities				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -													\$ -		
							Sub-Tot	\$ 12,366,000	\$ 14,806,230	\$ 2,440,230	\$ -													\$ 14,806,230		
Design Enhancements																										
Northline Parks - Phase 1a				\$ 167,000	\$ 1,333,000	\$ 1,000,000		\$ 2,500,000	\$ 333,000	(\$ 2,167,000)	\$ -									\$ 333,000				\$ 333,000		
Northline Parks - Phase 1a					\$ 250,000	\$ 250,000		\$ 500,000	\$ -	(\$ 500,000)	\$ -													\$ -		
Northline Parks (rev. 8/5/2021)								\$ -	\$ 350,000	\$ 350,000	\$ -										\$ 350,000			\$ 350,000		
Street Lighting				\$ 300,000	\$ 300,000	\$ 313,152		\$ 913,152	\$ 913,152	\$ -	\$ -		\$ 83,152			\$ 680,000		\$ 150,000						\$ 913,152		
Plazas/Features				\$ 300,000	\$ 188,190	\$ -		\$ 488,190	\$ 488,190	\$ -	\$ -		\$ 110,835				\$ 377,355							\$ 488,190		
Greenspace Treatments				\$ 113,779	\$ -	\$ -		\$ 113,779	\$ 113,779	\$ -	\$ -		\$ 71,737				\$ 42,042							\$ 113,779		
Other unique improvements that will be seen				\$ -	\$ -	\$ -		\$ -	\$ -		\$ -													\$ -		
							Sub-Tot	\$ 4,515,121	\$ 2,198,121	(\$ 2,317,000)	\$ -													\$ 2,198,121		
Other Utilities																										
Northline Natural Gas - Phase 1					\$ 490,000	\$ 490,000		\$ 980,000	\$ -	(\$ 980,000)	\$ -													\$ -		
Northline Natural Gas - Phase 1a					\$ 115,000	\$ 115,000		\$ 230,000	\$ -	(\$ 230,000)	\$ -													\$ -		
Northline Natural Gas (rev. 8/5/2021)								\$ -	\$ 1,114,466	\$ 1,114,466	\$ -										\$ 1,114,466			\$ 1,114,466		
Northline Electric - Phase 1					\$ 1,275,000	\$ 1,275,000		\$ 2,550,000	\$ -	(\$ 2,550,000)	\$ -													\$ -		

Leander TIRZ	PRIOR CASH FLOW PROJECTION (3-21-19)															Committed Funds*											
Funding Category	2006-2008	2008-2010	2010-2015	2015-2020	2020-2025	2025-2031		Revised Total 3-21-19	Revised Total 8-5-21	Net Adj.	Uncommitte d Balance	RB270*****	TVI	Williamson Co.	City of Leander	Crescent	Oak Creek	St. David's Hospital	Nakfoor	Northline - City of Leander ***	Northline - Developer	Cash Contributio ns	Impact Fee Revenues**	Total Committed			
Northline Electric - Phase 1a					\$ 300,000	\$ 300,000		\$ 600,000	\$ -	(\$ 600,000)	\$ -												\$ -				
Northline Electric - Phase 1b								\$ -	\$ 5,842,542	\$ 5,842,542	\$ -										\$ 5,842,542		\$ 5,842,542				
Natural Gas				\$ 150,000	\$ 200,000			\$ 350,000	\$ 350,000	\$ -	\$ -							\$ 350,000					\$ 350,000				
							Sub-Tot	\$ 4,710,000	\$ 7,307,008	\$ 2,597,008	\$ -												\$ 7,307,008				
Total Committed	\$ 6,600	\$ 33,567	\$ 1,530,260	\$ 30,242,268	\$ 24,271,169	\$ 15,730,136	Total	\$ 71,814,000	\$ 71,814,000	(\$ 1)	\$ 5,085,818	\$ 569,912	\$ 1,569,184	\$ 4,700,000	\$ 1,445,000	\$ 13,468,245	\$ 4,189,115	\$ 1,918,375	\$ 524,225	\$ 15,216,000	\$ 27,250,000	\$ 300,000	(\$ 4,421,874)	\$ 66,728,182			
Uncommitted																								\$5,085,818			
Total All Projected Revenues																								\$ 71,814,000			
Notes:																											
* - The committed amounts are maximum dollar amounts that are subject to any pro-rata cost calculations, multipliers, reductions or other stipulations in the approved reimbursement agreements.																											
** - The Crescent agreement provides for a portion of the water and wastewater impact fees collected from connections into the funded water and wastewater improvements to be paid to the TIRZ account to be used to fund the reimbursements. These amounts are based on the total number of LUEs only within the Crescent property and at the impact fee rates as of October 2014																											
*** - The current estimated debt service payments for the \$15,000,000 Northline City of Leander projects is less than \$14,000,000 by 2031																											
**** - 20% funding budget increase approved by City Council 01/17/2019																											
***** \$200,315.45 of the amount committed to RB270 is payable to AREA 1 Leander per the Amendment of the Development and Reimbursement Agreement for the RB 270 Partnership																											