



LITTLE ELM

**Tax Increment Reinvestment Zone #3
(TIRZ #3)**

ANNUAL REPORT

FISCAL YEAR 2023

**TOWN OF LITTLE ELM, TEXAS
TAX INCREMENT REINVESTMENT ZONE #3**

As of September 30, 2023

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I. YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

In October 2013, the Town of Little Elm Town Council appointed members for the Tax Increment Reinvestment Zone #3 (“TIRZ #3”) Board of Directors. TIRZ #3 was created to identify and assist in financing property acquisition and improvements, storm sewer improvements, parks, trails, landscaping, irrigation, street lighting improvements, event center, recreation centers, parking lots, Cove improvements, charging stations to benefit the property within TIRZ #3 and which are outlined in greater detail in Section II of this report.

Board members appointed and currently serving are: Town—Mayor Curtis Cornelious, Mayor Pro-Tem Jamell Johnson, Councilmembers Tony Singh, Neil Blais, Lisa Norman, Andrew Evans, and Michel Hambrick, County-David Hillock and Steve Knippen.

The TIRZ #3 Financial Plan was amended and approved by the Board and Council September 7, 2021.

FY2022-2023 budget was approved by the Board members and Council on September 6, 2022. This report provides a financial recap for FY2022-2023.

II. PUBLIC INFRASTRUCTURE & PROJECT COSTS

Estimated Project Costs^{1,2}

Project Description	Estimated Cost	Status
Main Street	\$5,000,000	Completed
Clark Street	\$1,000,000	Completed
Lakefront Parking at Hula Hut	\$3,000,000	Completed
Rec Center	\$6,000,000	Completed
Rec Center Expansion	\$6,000,000	Completed
Little Elm Park -Swim Beach	\$4,000,000	Completed
Lakefront Trail	\$6,000,000	Completed
Button Street	\$1,500,000	Completed
The Cove	\$24,000,000	Completed
Lakefront Storm Sewer	\$350,000	In progress
Lakefront Plazas and Public Parking	\$2,000,000	In progress
Landscaping	\$10,000,000	In progress
Comprehensive Lighting Lakefront	\$2,000,000	In progress
Property Acquisition and Improvements	\$50,000,000	In progress
Beard Park/ Maintenance and improvements	\$5,000,000	In progress
Trails	\$3,000,000	In progress
Cottonwood Park - Phase I	\$5,000,000	In progress
Little Elm Park Future Development	\$19,000,000	In progress
Website -Marketing	\$3,000,000	In progress
Shuttle	\$600,000	In progress
Banners	\$600,000	In progress
Beach Sand	\$900,000	In progress
Lakefront Lighting Project	\$500,000	In progress
Electrical Boxes	\$50,000	In progress
Special Events Sponsorships/ Administration	\$3,000,000	In progress
Signage/ Placemaking	\$3,000,000	In progress
Lakefront parking lot expansion	\$3,330,000	In progress
Woodrow Circle	\$515,000	In progress
Park Improvements at Water Tower -The Lawn	\$2,500,000	Project not commenced
Charging Station	\$80,000	Project not commenced
Youth Sports Improvements	\$7,000,000	Project not commenced
Main Street traffic light	\$500,000	Project not commenced
Event Center	\$6,000,000	Project not commenced
Cottonwood Park - Future Phases	\$17,000,000	Project not commenced
Public Safety Services	\$15,000,000	Project not commenced
Cove Expansion	\$22,000,000	Project not commenced
Total Estimated Project Costs	\$238,425,000	

1 – As provided in the TIRZ #3 2021 Amended Project and Finance Plan.

2 – See Appendix B for funding sources related to TIRZ #3 Project Costs.

Estimated Non-Project Costs

As provided in the TIRZ #3 2021 Amended Project and Finance Plan the estimated amount of non-project costs of \$169,000,000.

III. ANNUAL FINANCIALS

Pursuant to State Law (Section 311.016, Tax Code), the following financial information is required for the fiscal year ending September 30, 2023 (unless otherwise noted):

1. Amount and source of revenue in the tax increment fund established for TIRZ #3:

Tax Increments received	\$545,453
Sales Tax Increments received	\$158,829
Interest income earned	\$ 34,834
Total Revenue	\$739,116

2. Amount and purpose of expenditures from the tax increment fund established for TIRZ #3:

Total Expenditures*	\$1,539,061
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*Refer to Appendix A for additional fiscal year 2023 TIRZ related expenditures

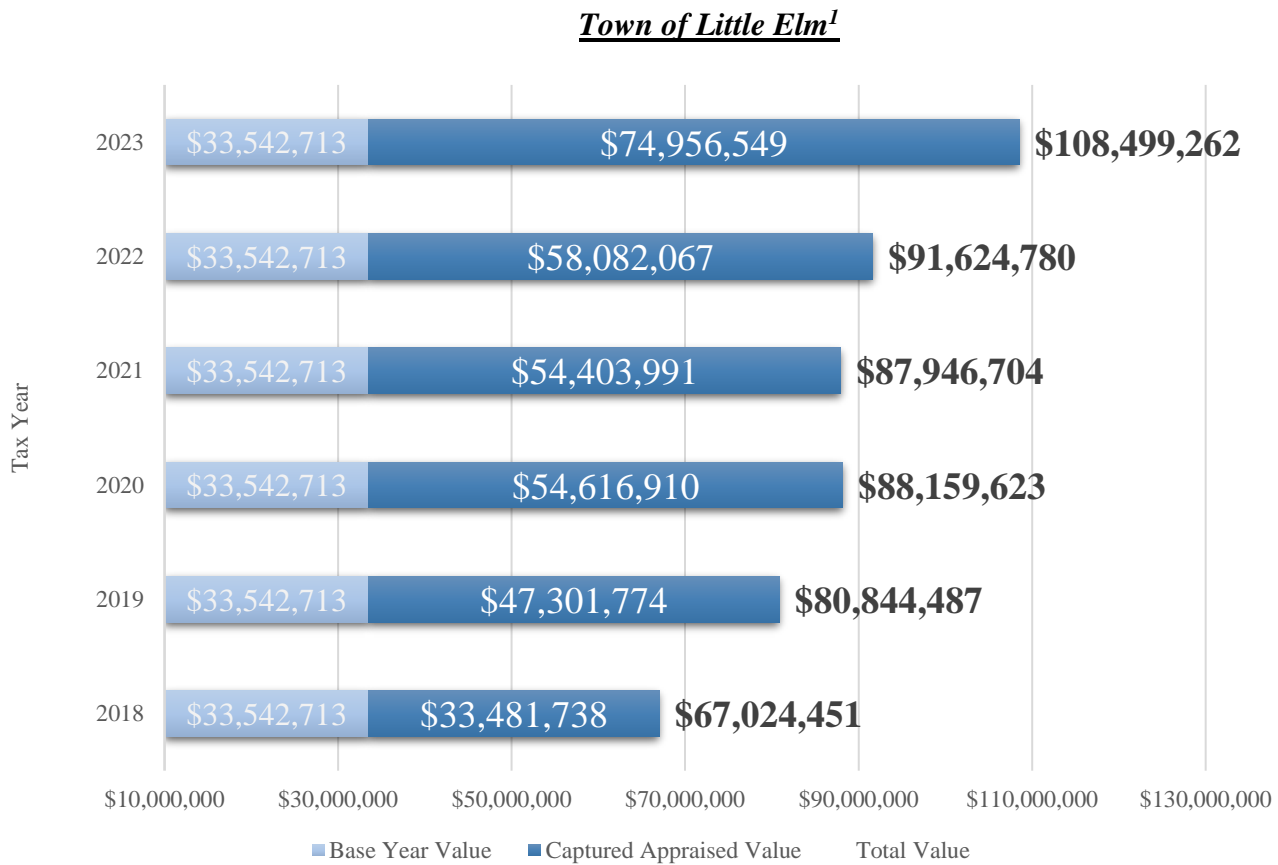
3. Amount of principal and interest due on outstanding indebtedness:

As of September 30, 2023, the current outstanding bonded indebtedness for TIRZ #3 is \$5,497,937 (principal \$4,460,000 and interest \$1,037,937).

TIRZ #3 issued a 2020 Certificate of Obligation in the amount of \$3,330,000 for the Lakefront parking lot improvements.

TIRZ #3 issued a 2021 Certificate of Obligation in the amount of \$2,000,000 for the Lawn at Lakefront project.

4. Tax Increment base and current captured appraised value retained by TIRZ #3:



1 – Town participation is 100% of ad valorem property tax revenues generated from annual captured appraised values.

Tax Increment base and current captured appraised value retained by TIRZ #3:

Denton County¹



1 – County participation is 50% of ad valorem property tax revenues generated from annual captured appraised values.

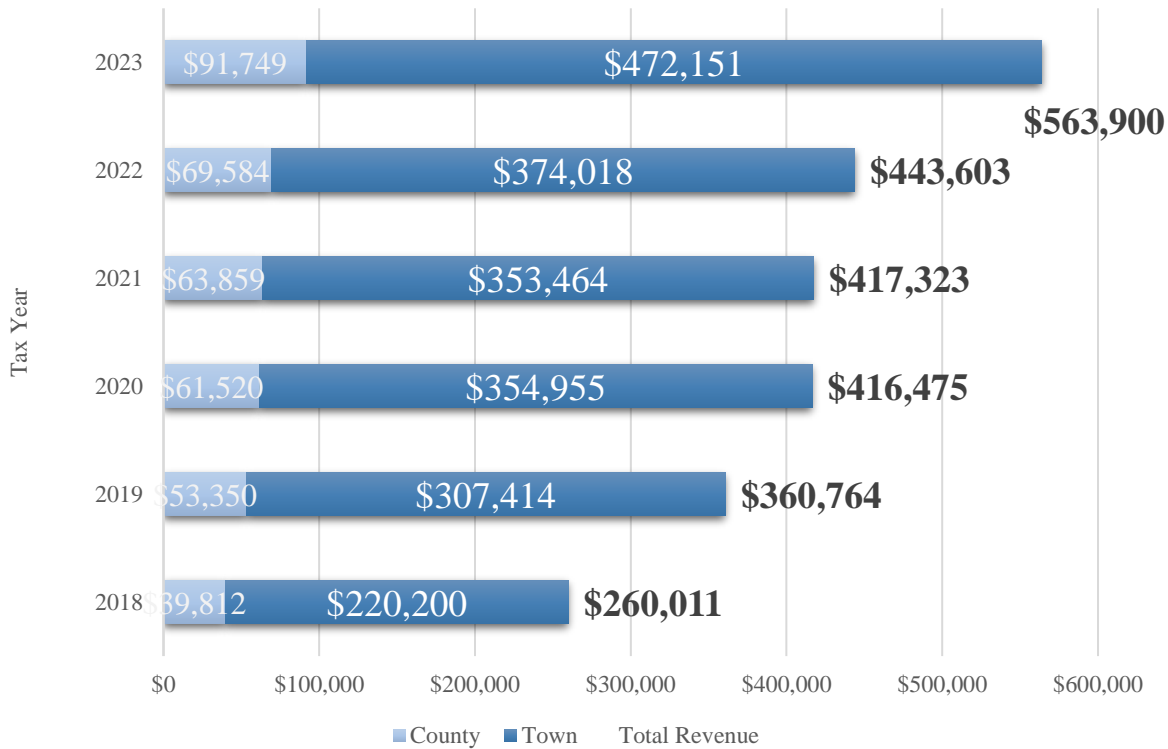
Tax Increment base and current captured appraised value retained by TIRZ #3:



1 – Town participation is 10% of one cent (\$0.01) of sales tax revenues generated from annual captured sales tax values. EDC participation is 80% of one-half cent (\$0.005) of sales tax revenues generated from annual captured sales tax values. CDC participation is 80% of one-quarter cent (\$0.0025) of sales tax revenues generated from annual captured sales tax values.

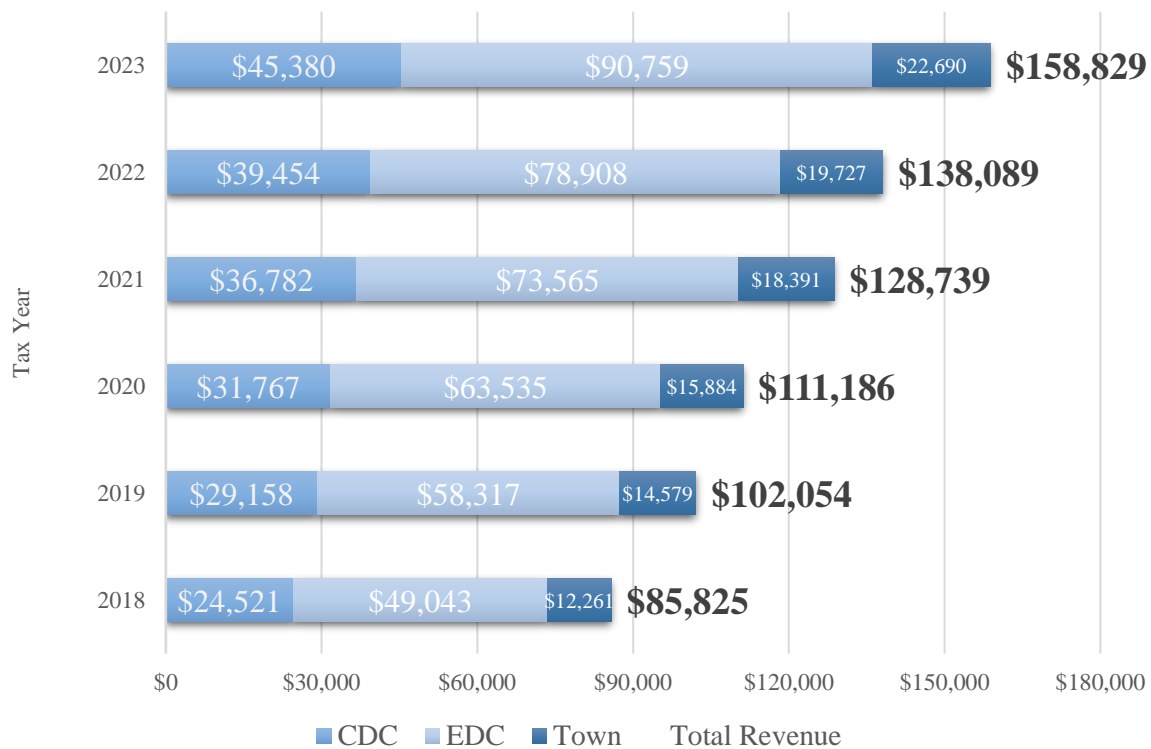
5. Total amount of the tax incremental revenue received, and any additional information necessary to demonstrate compliance with the tax increment project and financing plan adopted by the governing body of the municipality.

Ad Valorem
Town of Little Elm & Denton County¹



1 – Town participation is 100% of ad valorem property tax revenues generated from annual captured appraised values. County participation is 50% of ad valorem property tax revenues generated from annual captured appraised values.

Sales Tax
CDC, EDC, & Town¹



1-Town participation is 10% of one cent (\$0.01) of sales tax revenues generated from annual captured sales tax values. EDC participation is 80% of one-half cent (\$0.005) of sales tax revenues generated from annual captured sales tax values. CDC participation is 80% of one-quarter cent (\$0.0025) of sales tax revenues generated from annual captured sales tax values.

IV. TIRZ FUND FINANCIAL STATEMENT

TIRZ FUND FINANCIAL STATEMENT ***Fiscal Year ending September 30, 2023***

			Total
<hr/>			
Beginning Balance:			
	10/1/2022	\$	1,016,865
Revenues:			
Property Tax:			
Town		\$	453,704
Delinquent		\$	-
County		\$	91,749
Property Rollback Taxes		\$	-
Sales Tax			
Town of Little Elm		\$	22,690
EDC		\$	90,759
CDC		\$	45,380
Interest		\$	34,834
TOTAL REVENUES		\$	739,115
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Expenditures:			
TIRZ Expenditures ¹		\$	1,539,061
TOTAL EXPENDITURES		\$	1,539,061
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Ending Balance:			
	9/30/2023	\$	216,920

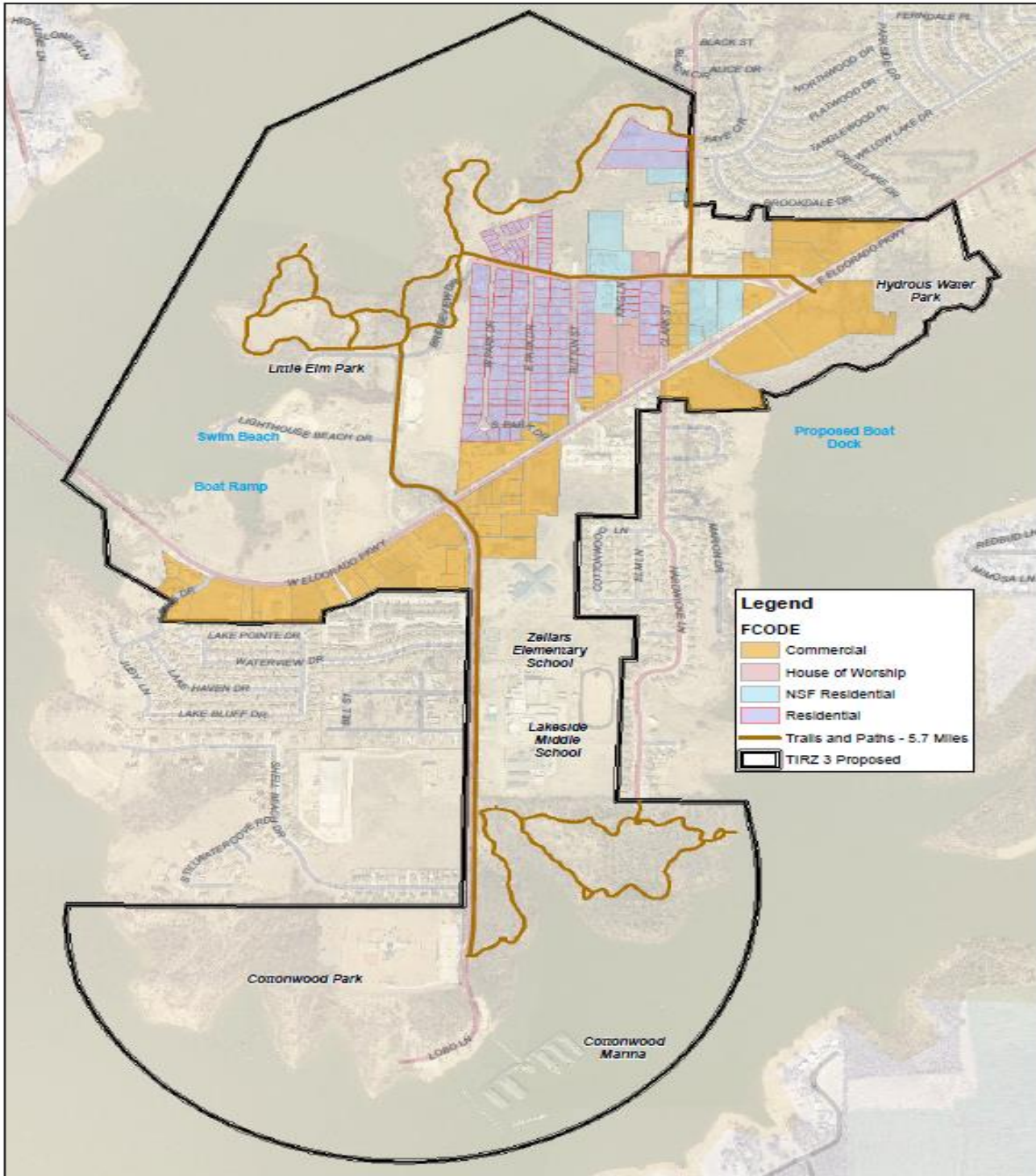
1 – For additional TIRZ expenditure details refer to Appendix A.

APPENDIX A
TIRZ #3 EXPENDITURES

Expenditure Details

Purpose	Amount	Financial Plan Group
Professional fees - TIRZ Administration	7,100.00	Administration
Lakefront Seasonal Banners	9,501.75	Banners
Beach Sand for LE Beach	14,445.45	Beach Sand
LE Park Amphitheater CIP	600,000.00	LE Park Future Development
LE Beach Sound system speaker	19,365.83	LE Park Future Development
The Lawn at the Lakefront CIP	500,000.00	Park Improvements at Water Tower - The Lawn
LE Beach security for various events	39,236.01	Public Safety Services
Beach Wall wrap at LE Beach and Designs for social media props	12,688.70	Signage/Placemaking
Various Special Events	73,822.09	Special Events
Various Sponsorship	54,500.00	Sponsorship
Marketing Expenses	208,401.25	Website/Marketing
TOTAL	1,539,061.08	

APPENDIX B TIRZ #3 MAP



LITTLE ELM LAKEFRONT DISTRICT

Town of Little Elm
Denton County, Texas
Date: 9/25/2013

0 435 870 1,740 Feet



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