



LITTLE ELM

**Tax Increment Reinvestment Zone #4
(TIRZ #4)**

ANNUAL REPORT

FISCAL YEAR 2023

**TOWN OF LITTLE ELM, TEXAS
TAX INCREMENT REINVESTMENT ZONE #4**

As of September 30, 2023

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

In July 2014, the Town of Little Elm Town Council appointed members for the Tax Increment Reinvestment Zone #4 (“TIRZ #4”) Board of Directors. TIRZ #4 was created to identify and assist in financing various road improvements, water distribution system improvements, sanitary sewer collection system improvements, and storm sewer collection system improvements to benefit the property within TIRZ #4 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, and Councilmembers Tony Singh, Neil Blais, Lisa Norman, Andrew Evans, and Michel Hambrick.

II. PUBLIC INFRASTRUCTURE & PROJECT COSTS

Estimated Project Costs

Project Description	TIRZ Funded Project Costs¹	Non-TIRZ Project Costs²	Total	Status
Road improvements	\$9,706,000	\$9,996,850	\$19,702,850	Substantially Complete
Water distribution system improvements	\$2,068,000	\$3,342,480	\$5,410,480	Substantially Complete
Sanitary sewer improvements	\$2,260,000	\$5,685,739	\$7,945,739	Substantially Complete
Storm drainage improvements	\$1,215,000	\$1,965,209	\$3,180,209	Substantially Complete
Other soft and miscellaneous costs	\$5,769,000	\$4,036,434	\$9,805,434	Substantially Complete
Total Estimated Non-Project Costs	\$21,018,000	\$25,026,712	\$46,044,712	

1 – As provided in the TIRZ #4 Project and Financing Plan.

2 – Estimated Non-TIRZ Project Costs are shown as provided in Section II of the 2023-24 Annual Service and Assessment Plan Update for Valencia PID No. 1 and Valencia PID No. 2, respectively. The estimated Non-TIRZ Project costs shown above reflect the total cost of all projects within TIRZ #4 (\$46,044,712) less the identified TIRZ Project Costs shown above.

III. TIRZ EXPENDITURES – CAPITAL IMPROVEMENTS

TIRZ Expenditures

As of Fiscal Year ending September 30, 2023

Expenditure	Period	Phase #1^{1,2}	Improvement Area #2^{1,2}	Major Improvement Area^{1,2}	Total
Valencia PID Participation	FY2015	\$0	\$0	\$0	\$0
Valencia PID Participation	FY2016	\$0	\$0	\$11,167	\$11,167
Valencia PID Participation	FY2017	\$42,802	\$0	\$75	\$42,878
Valencia PID Participation	FY2018	\$81,799	\$16,999	\$10,161	\$108,959
Valencia PID Participation	FY2019	\$153,133	\$63,435	\$7,590	\$224,158
Valencia PID Participation	FY2020	\$198,198	\$202,285	\$10,751	\$411,234
Valencia PID Participation	FY2021	\$221,658	\$322,624	\$29,483	\$573,766
Valencia PID Participation	FY2022	\$235,921	\$389,005	\$71,420	\$696,346
Valencia PID Participation	FY2023	\$260,579	\$458,809	\$166,132	\$885,520
Total		\$1,194,091	\$1,453,158	\$306,779	\$2,954,028

1 – Represent various subphases of development within TIRZ #4.

2 – Represent approved Valencia PID participation amounts approved by Town Council annually in the respective Annual Service and Assessment Plan Updates. Amounts are derived from approximately 46% of the Town taxes collected as of the time the Annual Service and Assessment Plan Update was approved by Town Council.

IV. ANNUAL FINANCIALS

Pursuant to State Law (Section 311.016, Tax Code), the following financial information is required and 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 #4:

Tax Increments received	\$930,253
Interest income earned	\$26,483
Total Revenue	\$956,736

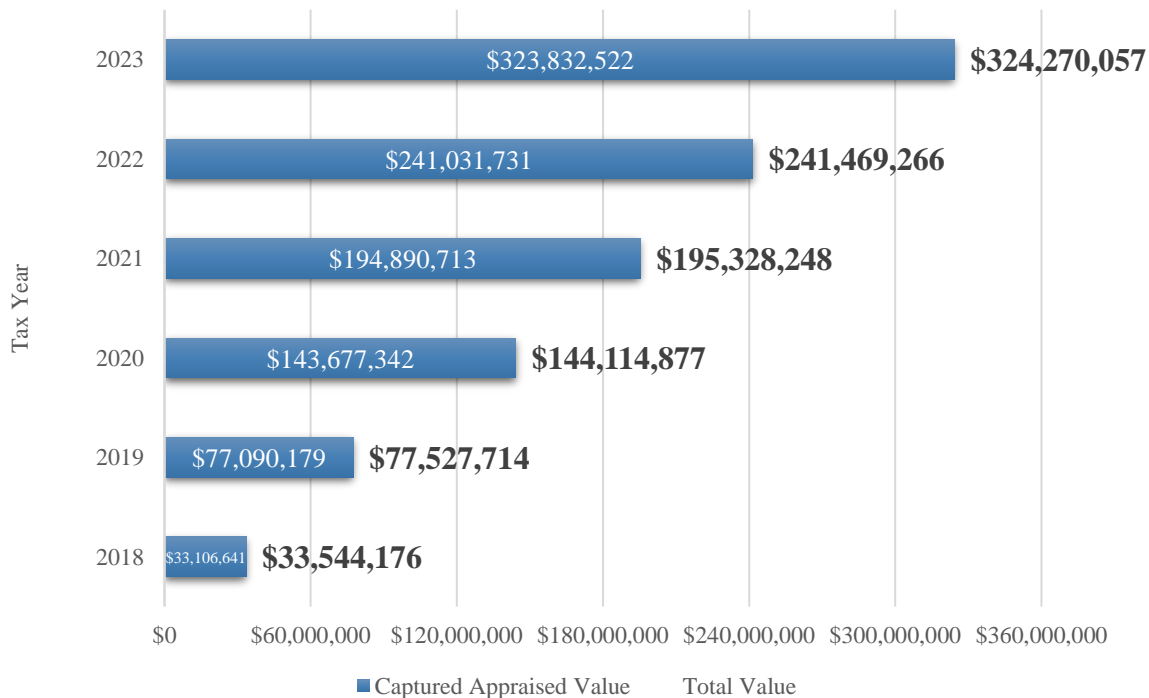
2. Amount and purpose of expenditures from the tax increment fund established for TIRZ #4:

PID Participation	\$885,520
Other	\$0
Total Expenditures	\$885,520

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

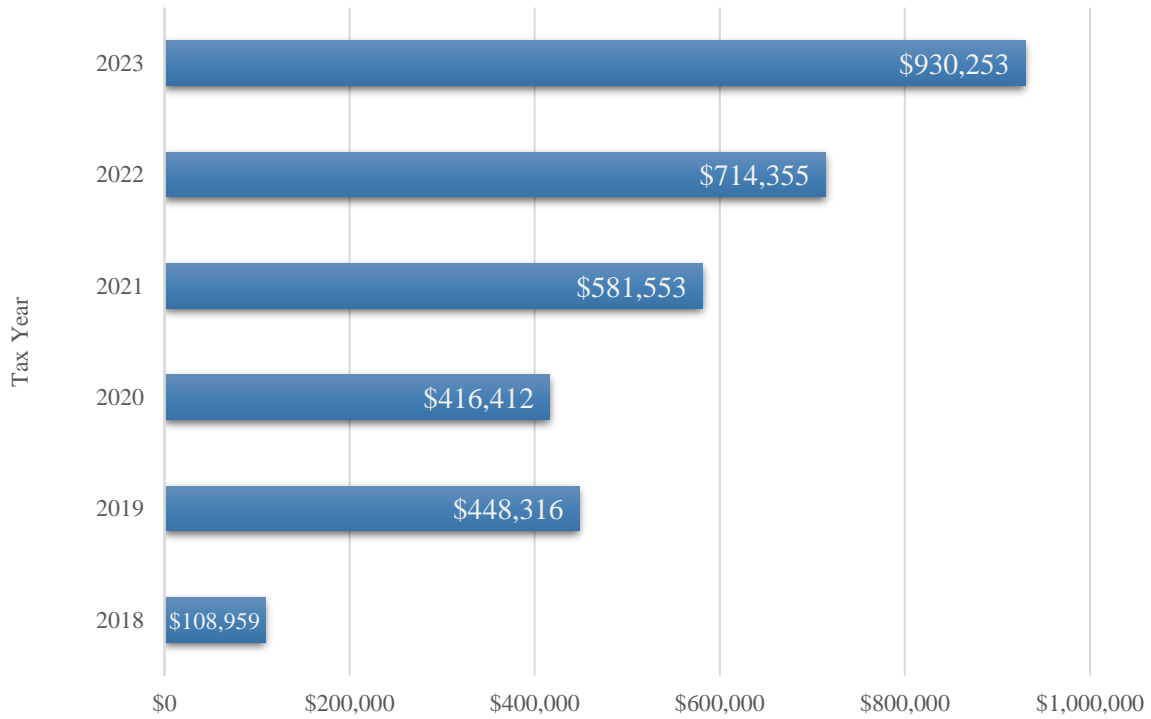
As of September 30, 2023, there is no bonded indebtedness for TIRZ #4. TIRZ projects were financed with proceeds of various bond issuances related to Valencia PID No.1.

4. Tax Increment base and current captured appraised value retained by TIRZ #4¹:



1 – Town is only participating jurisdiction. Town participation is 46% of ad valorem property tax revenues generated from annual captured appraised values. Base year value for all years shown above is \$437,535.

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 municipality¹



1 – Town is only participating jurisdiction. Town participation is 46% of ad valorem property tax revenues generated from annual captured appraised values.

V. TIRZ FUND FINANCIAL STATEMENT

TIRZ FUND FINANCIAL STATEMENT¹
As of Fiscal Year ending September 30, 2023

		Total
Beginning Balance:		
	<i>10/1/2022</i>	\$ 43,176
Revenues:		
Property Tax:		
Town	\$	930,253
Delinquent	\$	-
County	\$	-
Property Rollback Taxes	\$	-
Sales Tax	\$	-
Interest	\$	26,483
TOTAL REVENUES	\$	956,736
Expenditures:		
Land Purchases	\$	-
Professional Services	\$	-
Economic Development Grants	\$	-
PID Participation	\$	885,521
Construction/Improvements	\$	-
Interest Expense	\$	-
TOTAL EXPENDITURES	\$	885,521
Ending Balance:		
	<i>9/30/2023</i>	\$ 114,391

1 – The TIRZ obligation for a given year represents the TIRZ credits required to offset the respective Valencia PID Assessments. Pursuant to Chapter 311.014(d), any remaining balance in the TIRZ #4 fund can be transferred to the Town's general fund after all eligible TIRZ obligations have been paid.

APPENDIX A TIRZ MAPS

EXHIBIT D
CONCEPT PLAN

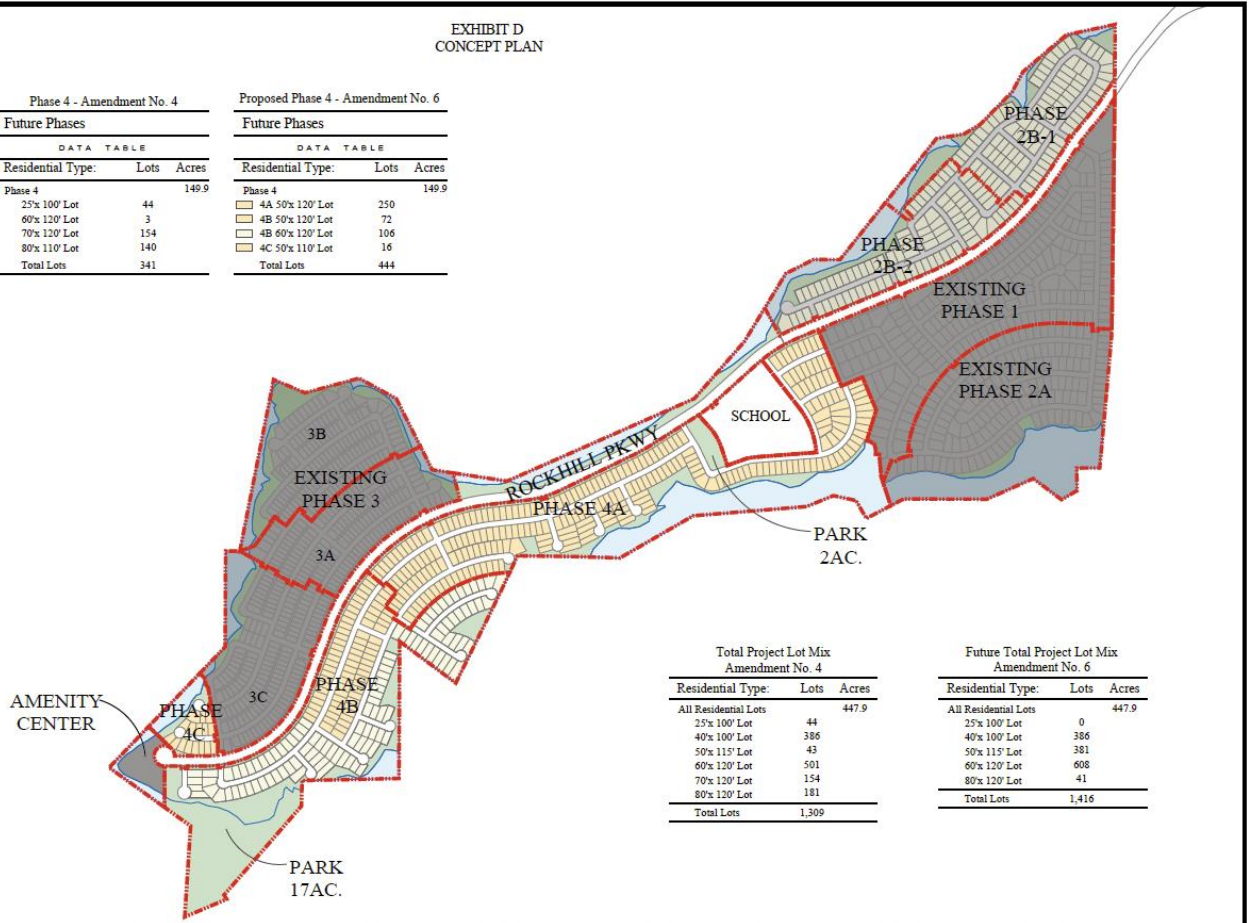
Existing Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 1		62.4
60'x 120' Lot	169	
80'x 135' Lot	41	
Total Lots	210	
Phase 2A		51.9
60'x 120' Lot	154	
Total Lots	154	
Phase 3		80.7
3A 40'x 100' Lot	126	24.2
3A 50'x 115' Lot	14	
3B 40'x 100' Lot	118	28.5
3B 50'x 115' Lot	21	
3C 40'x 100' Lot	142	28.0
3C 50'x 115' Lot	8	
Total Lots	429	

Phase 2B - Amendment No. 4		
Approved Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 2B		57.7
2B 60'x 120' Lot	175	
Total Lots	175	

Proposed Phase 2B - Amendment No. 6		
Approved Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 2B		57.7
2B-1 60'x 120' Lot	89	28.8
2B-2 60'x 120' Lot	90	28.9
Total Lots	179	

Phase 4 - Amendment No. 4		
Future Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

Proposed Phase 4 - Amendment No. 6		
Future Phases		
DATA TABLE		
Residential Type:	Lots	Acres
Phase 4		149.9
4A 50'x 120' Lot	250	
4B 50'x 120' Lot	72	
4B 60'x 120' Lot	106	
4C 50'x 110' Lot	16	
Total Lots	444	



Total Project Lot Mix Amendment No. 4		
Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	44	
40'x 100' Lot	386	
50'x 115' Lot	43	
60'x 120' Lot	501	
70'x 120' Lot	154	
80'x 120' Lot	181	
Total Lots	1,309	

Future Total Project Lot Mix Amendment No. 6		
Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	0	
40'x 100' Lot	386	
50'x 115' Lot	381	
60'x 120' Lot	608	
80'x 120' Lot	41	
Total Lots	1,416	