

TIRZ #2 Reimbursement Invoice Submittal Synopsis 12-18-25

Year	Invoice #	Amount	Submitted to COS	In Review at City	Approved By TIRZ Board	Remaining Amount to Invoice
thru 2009	1	\$ 6,822,321.00	X		\$ 6,822,321.00	
2010	2	\$ 1,588,780.56	X		\$ 1,588,780.56	
2011	3	\$ 1,184,347.00	X		\$ 1,184,347.00	
2012	4	\$ 2,703,909.00	X		\$ 2,703,909.00	
2013	5	\$ 4,217,467.00	X		\$ 4,217,467.00	
2014	6	\$ 7,794,241.68	X		\$ 7,794,241.68	
2015	7A	\$ 6,005,112.12	X		\$ 6,005,112.12	
2016	7B	\$ 4,951,286.16	X		\$ 4,951,286.16	
2017	8	\$ 6,614,265.42	X		\$ 6,614,265.42	
2018	8	\$ 4,295,722.87	X		\$ 4,295,722.87	
2019	9	\$ 6,403,721.47	X	\$ 6,403,721.47		
2020	10	\$ 3,297,196.42	X	\$ 3,297,196.42		
2021	11	\$ 5,787,970.60	X	\$ 5,787,970.60		
2022	12A*	\$ 4,333,658.70	X	\$ 4,333,658.70		
Totals		\$ 66,000,000.00	\$ -	\$ 19,822,547.19	\$ 46,177,452.81	\$ -

*The total for Invoice #12A is \$13,506,488.89 but there is only \$4,333,658.70 remaining to bill to reach the \$66,000,000.00 TIRZ Reimbursement Cap

\$9,172,830.19 of Invoice #12 exceeds the \$66,000,000 maximum reimbursement amount

2019 Reimbursement for TIRZ Expenses					
Section	Activity	TIRZ Finance Plan	Amounts Previously Submitted Invoices 1-8)	Amount of Invoice #9 2019	Remaining Amount
1	Mobilization/ Land Preperation	\$ 2,090,000.00	\$ 2,322,640.06	\$ 197,622.98	\$ (430,263.04)
2	Erosion Control	\$ 1,650,000.00	\$ 1,122,704.22	\$ 72,429.83	\$ 454,865.95
3	Streets	\$ 12,650,000.00	\$ 8,187,612.87	\$ 1,404,227.30	\$ 3,058,159.83
4	Drainage	\$ 3,850,000.00	\$ 1,332,349.49	\$ 410,048.38	\$ 2,107,602.13
5	Water	\$ 5,280,000.00	\$ 2,010,148.54	\$ 255,651.07	\$ 3,014,200.39
6	Waste Water	\$ 4,950,000.00	\$ 2,206,496.67	\$ 214,455.32	\$ 2,529,048.01
7	Treated Effluent Irrigation Systems	\$ 1,430,000.00	\$ 671,365.17	\$ 23,236.20	\$ 735,398.63
8	Electric/Gas - CPS	\$ 2,530,000.00	\$ 1,608,414.46	\$ 57,771.90	\$ 863,813.64
9	Common Area/Green Space Improvements	\$ 4,400,000.00	\$ 7,818,953.14	\$ 1,640,192.02	\$ (5,059,145.16)
10	Engineering/Geotech Testing	\$ 4,950,000.00	\$ 4,640,433.82	\$ 551,817.57	\$ (242,251.39)
11	Sewer Plant	\$ 1,650,000.00	\$ 951,745.00	\$ 46,800.00	\$ 651,455.00
12	Lift Station/Force Main	\$ 1,870,000.00	\$ 1,192,018.00	\$ -	\$ 677,982.00
13	FM 1518 Drainage- Engineering	\$ 220,000.00	\$ 200,473.18	\$ -	\$ 19,526.82
14	Fire Station/EMS Facility	\$ 1,320,000.00	\$ 1,298.00	\$ -	\$ 1,318,702.00
15	City Planning/Permit Fees	\$ 770,000.00	\$ 147,242.83	\$ -	\$ 622,757.17
16	Land Planning/Landscape Architecture/Marketing	\$ 4,620,000.00	\$ 2,068,911.40	\$ 177,195.31	\$ 2,373,893.29
17	Project Management	\$ 2,640,000.00	\$ 4,193,741.56	\$ 398,193.90	\$ (1,951,935.46)
18	Legal Fees	\$ 990,000.00	\$ 517,019.44	\$ 51,366.75	\$ 421,613.81
19	Interest on Project Debt	\$ 4,950,000.00	\$ 4,900,516.97	\$ 902,712.94	\$ (853,229.91)
20	Unallocated Reserve for Additional Items/Contingency	\$ 3,190,000.00	\$ 83,368.00	\$ -	\$ 3,106,632.00
	Budget Total	\$ 66,000,000.00	\$ 46,177,452.81	\$ 6,403,721.47	\$ 13,418,825.72

2020 Reimbursement for TIRZ Expenses					
Section	Activity	TIRZ Finance Plan	Amounts Previously Submitted (TIRZ Invoices 1-9)	Amount of Invoice #10 2020	Remaining Amount
1	Mobilization/ Land Preparation	\$ 2,090,000.00	\$ 2,520,263.04	\$ 5,339.00	\$ (435,602.04)
2	Erosion Control	\$ 1,650,000.00	\$ 1,195,134.05	\$ 46,488.24	\$ 408,377.71
3	Streets	\$ 12,650,000.00	\$ 9,591,840.17	\$ 148,343.90	\$ 2,909,815.94
4	Drainage	\$ 3,850,000.00	\$ 1,742,397.87	\$ 18,533.64	\$ 2,089,068.49
5	Water	\$ 5,280,000.00	\$ 2,265,799.61	\$ 29,663.33	\$ 2,984,537.07
6	Waste Water	\$ 4,950,000.00	\$ 2,420,951.99	\$ -	\$ 2,529,048.01
7	Treated Effluent Irrigation Systems	\$ 1,430,000.00	\$ 694,601.37	\$ -	\$ 735,398.63
8	Electric/Gas - CPS	\$ 2,530,000.00	\$ 1,666,186.36	\$ -	\$ 863,813.64
9	Common Area/Green Space Improvements	\$ 4,400,000.00	\$ 9,459,145.16	\$ 980,250.90	\$ (6,039,396.06)
10	Engineering/Geotech Testing	\$ 4,950,000.00	\$ 5,192,251.39	\$ 791,195.01	\$ (1,033,446.40)
11	Sewer Plant	\$ 1,650,000.00	\$ 998,545.00	\$ 46,800.00	\$ 604,655.00
12	Lift Station/Force Main	\$ 1,870,000.00	\$ 1,192,018.00	\$ -	\$ 677,982.00
13	FM 1518 Drainage- Engineering	\$ 220,000.00	\$ 200,473.18	\$ -	\$ 19,526.82
14	Fire Station/EMS Facility	\$ 1,320,000.00	\$ 1,298.00	\$ -	\$ 1,318,702.00
15	City Planning/Permit Fees	\$ 770,000.00	\$ 147,242.83	\$ -	\$ 622,757.17
16	Land Planning/Landscape Architecture/Marketing	\$ 4,620,000.00	\$ 2,246,106.71	\$ 265,760.43	\$ 2,108,132.86
17	Project Management	\$ 2,640,000.00	\$ 4,591,935.46	\$ 473,257.64	\$ (2,425,193.10)
18	Legal Fees	\$ 990,000.00	\$ 568,386.19	\$ 40,614.50	\$ 380,999.31
19	Interest on Project Debt	\$ 4,950,000.00	\$ 5,803,229.91	\$ 450,949.84	\$ (1,304,179.75)
20	Unallocated Reserve for Additional Items/Contingency	\$ 3,190,000.00	\$ 83,368.00	\$ -	\$ 3,106,632.00
	Budget Total	\$ 66,000,000.00	\$ 52,581,174.28	\$ 3,297,196.42	\$ 10,121,629.30

2021 Reimbursement for TIRZ Expenses					
Section	Activity	TIRZ Finance Plan	Amounts Previously Submitted (TIRZ Invoices 1-10)	Amount of Invoice #11 2021	Remaining Amount
1	Mobilization/ Land Preparation	\$ 2,090,000.00	\$ 2,525,602.04	\$ 167,130.72	\$ (602,732.76)
2	Erosion Control	\$ 1,650,000.00	\$ 1,241,622.29	\$ 38,445.71	\$ 369,932.01
3	Streets	\$ 12,650,000.00	\$ 9,740,184.06	\$ 642,218.41	\$ 2,267,597.53
4	Drainage	\$ 3,850,000.00	\$ 1,760,931.51	\$ 1,060,146.47	\$ 1,028,922.02
5	Water	\$ 5,280,000.00	\$ 2,295,462.93	\$ 437,115.18	\$ 2,547,421.90
6	Waste Water	\$ 4,950,000.00	\$ 2,420,951.99	\$ 543,525.84	\$ 1,985,522.17
7	Treated Effluent Irrigation Systems	\$ 1,430,000.00	\$ 694,601.37	\$ 2,583.00	\$ 732,815.63
8	Electric/Gas - CPS	\$ 2,530,000.00	\$ 1,666,186.36	\$ 332,879.49	\$ 530,934.16
9	Common Area/Green Space Improvements	\$ 4,400,000.00	\$ 10,439,396.06	\$ 538,242.24	\$ (6,577,638.30)
10	Engineering/Geotech Testing	\$ 4,950,000.00	\$ 5,983,446.40	\$ 674,778.85	\$ (1,708,225.25)
11	Sewer Plant	\$ 1,650,000.00	\$ 1,045,345.00	\$ 46,800.00	\$ 557,855.00
12	Lift Station/Force Main	\$ 1,870,000.00	\$ 1,192,018.00	\$ -	\$ 677,982.00
13	FM 1518 Drainage- Engineering	\$ 220,000.00	\$ 200,473.18	\$ -	\$ 19,526.82
14	Fire Station/EMS Facility	\$ 1,320,000.00	\$ 1,298.00	\$ -	\$ 1,318,702.00
15	City Planning/Permit Fees	\$ 770,000.00	\$ 147,242.83	\$ 37,316.47	\$ 585,440.70
16	Land Planning/Landscape Architecture/Marketing	\$ 4,620,000.00	\$ 2,511,867.14	\$ 212,311.79	\$ 1,895,821.07
17	Project Management	\$ 2,640,000.00	\$ 5,065,193.10	\$ 614,193.69	\$ (3,039,386.79)
18	Legal Fees	\$ 990,000.00	\$ 609,000.69	\$ 39,706.84	\$ 341,292.47
19	Interest on Project Debt	\$ 4,950,000.00	\$ 6,254,179.75	\$ 400,575.92	\$ (1,704,755.67)
20	Unallocated Reserve for Additional Items/Contingency	\$ 3,190,000.00	\$ 83,368.00	\$ -	\$ 3,106,632.00
	Budget Total	\$ 66,000,000.00	\$ 55,878,370.70	\$ 5,787,970.60	\$ 4,333,658.70

2022 Reimbursement for TIRZ Expenses					
Section	Activity	TIRZ Finance Plan	Amounts Previously Submitted Invoices 1-11)	Amount of Invoice #12 2022	Remaining Amount
1	Mobilization/ Land Preperation	\$ 2,090,000.00	\$ 2,692,732.76	\$ 277,213.15	\$ (879,945.91)
2	Erosion Control	\$ 1,650,000.00	\$ 1,280,068.00	\$ 441,289.94	\$ (71,357.93)
3	Streets	\$ 12,650,000.00	\$ 10,382,402.47	\$ 4,036,724.79	\$ (1,769,127.26)
4	Drainage	\$ 3,850,000.00	\$ 2,821,077.98	\$ 1,019,843.44	\$ 9,078.59
5	Water	\$ 5,280,000.00	\$ 2,732,578.11	\$ 1,562,540.43	\$ 984,881.47
6	Waste Water	\$ 4,950,000.00	\$ 2,964,477.83	\$ 1,471,569.67	\$ 513,952.50
7	Treated Effluent Irrigation Systems	\$ 1,430,000.00	\$ 697,184.37	\$ 2,012.00	\$ 730,803.63
8	Electric/Gas - CPS	\$ 2,530,000.00	\$ 1,999,065.85	\$ 1,015,641.45	\$ (484,707.29)
9	Common Area/Green Space Improvements	\$ 4,400,000.00	\$ 10,977,638.30	\$ 873,589.90	\$ (7,451,228.20)
10	Engineering/Geotech Testing	\$ 4,950,000.00	\$ 6,658,225.25	\$ 856,108.66	\$ (2,564,333.91)
11	Sewer Plant	\$ 1,650,000.00	\$ 1,092,145.00	\$ 46,800.00	\$ 511,055.00
12	Lift Station/Force Main	\$ 1,870,000.00	\$ 1,192,018.00	\$ -	\$ 677,982.00
13	FM 1518 Drainage- Engineering	\$ 220,000.00	\$ 200,473.18	\$ -	\$ 19,526.82
14	Fire Station/EMS Facility	\$ 1,320,000.00	\$ 1,298.00	\$ -	\$ 1,318,702.00
15	City Planning/Permit Fees	\$ 770,000.00	\$ 184,559.30	\$ 94,470.21	\$ 490,970.49
16	Land Planning/Landscape Architecture/Marketing	\$ 4,620,000.00	\$ 2,724,178.93	\$ 272,678.14	\$ 1,623,142.93
17	Project Management	\$ 2,640,000.00	\$ 5,679,386.79	\$ 303,687.40	\$ (3,343,074.19)
18	Legal Fees	\$ 990,000.00	\$ 648,707.53	\$ 342,772.50	\$ (1,480.03)
19	Interest on Project Debt	\$ 4,950,000.00	\$ 6,654,755.67	\$ 889,547.24	\$ (2,594,302.91)
20	Unallocated Reserve for Additional Items/Contingency	\$ 3,190,000.00	\$ 83,368.00	\$ -	\$ 3,106,632.00
	Budget Total	\$ 66,000,000.00	\$ 61,666,341.30	\$ 13,506,488.89	\$ (9,172,830.19)

TIRZ Invoice #12 Gross	\$ 13,506,488.89
Less Limitation	\$ (9,172,830.19)
TIRZ Invoice #12A Net	\$ 4,333,658.70