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**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE**

Fund Summary
Fund Name: **Upper Kirby Redevelopment Authority**
TIRZ: **19**
Fund Number: **7567/50**

P R O F I L E	Base Year:	1999
	Base Year Taxable Value:	\$ 683,628,290
	Projected Taxable Value (TY2025):	\$ 4,816,422,288
	Current Taxable Value (TY2024):	\$ 4,638,943,773
	Acres:	838.98
	Administrator (Contact):	Travis Younkin
	Contact Number:	(713) 524-8000

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Nineteen, City of Houston, Texas was created to provide plans and programs needed to attract private investment in residential, commercial and retail development in the Upper Kirby area through the design and construction of roadway and streets, public utility infrastructure, street lighting, pedestrian improvements, parks and real property acquisition.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/24)	Variance
	Capital Projects:			
Utility System Improvements	\$	91,400,000	\$ 97,931,852	\$ (6,531,852)
Traffic Mobility Improvements		175,280,000	29,136,293	146,143,707
Safety and Security Improvements		1,850,000		1,850,000
Public Recreation/Public Service Improvements		150,798,586	39,544,949	111,253,637
		-	-	-
		-	-	-
		-	-	-
Total Capital Projects	\$	419,328,586	\$ 166,613,094	\$ 252,715,492
Affordable Housing		-	-	-
School & Education/Cultural Facilities		5,572,812	20,333,849	(14,761,037)
Financing Costs		84,600,000	48,430,560	36,169,440
Administration Costs/ Professional Services		5,665,529	7,015,925	(1,350,396)
Creation Costs		600,000	221,672	378,328
Total Project Plan	\$	515,766,927	\$ 242,615,100	\$ 273,151,827

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
		Debt Service		
	Principal	\$ 3,620,460	\$ 3,620,460	\$ 3,537,777
	Interest	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
		\$ 620,460	\$ 620,460	\$ 537,777
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ 24,000,000	\$ 21,000,000	\$ 18,000,000
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

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CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
 Fund Name: **Upper Kirby Redevelopment Authority**
 TIRZ: **19**
 Fund Number: **7567/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	29,859,646	\$ 34,617,950	39,026,136
RESTRICTED Funds - General Fund	3,535,973	-	5,001,527
RESTRICTED Funds - Bond Debt Service Reserve	3,785,825	3,644,377	3,785,825
RESTRICTED Funds - Ground Lease and Rent Obligations	1,373,952	902,882	1,419,052
Beginning Balance	\$ 38,555,396	39,165,209	49,232,540
City tax revenue	\$ 17,901,890	17,576,030	\$ 17,855,095
County tax revenue	-	-	-
Community College tax revenue	-	-	-
Incremental property tax revenue	\$ 17,901,890	17,576,030	17,855,095
COH Utility Participation	-	-	-
Miscellaneous revenue	\$ 1,403,757	1,404,252	1,441,188
COH TIRZ interest	\$ 41,090	\$ -	\$ -
Interest Income - CPF	80,000	106,313	80,000
Interest Income - DSF	-	91,461	75,000
Interest Income - GOF	500,000	1,586,759	750,000
Other Interest Income	\$ 621,090	1,784,533	905,000
	\$ -	-	-
Grants	-	\$ 21,000	\$ 21,000
Grant Proceeds	\$ -	21,000	21,000
Bank Loan	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	58,482,133	59,951,024	69,454,823

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**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL**

Fund Summary
Fund Name: **Upper Kirby Redevelopment Authority**
TIRZ: **19**
Fund Number: **7567/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	\$ 21,000	\$ 21,000	\$ 22,260
Administration Salaries & Benefits	111,000	111,000	117,660
Auditor	16,200	16,500	17,500
Bond Services/Trustee/Financial Advisor	4,000	1,600	4,000
Insurance	6,000	4,276	6,000
Office Administration	12,000	12,920	13,640
TIRZ Administration and Overhead	\$ 170,200	167,296	\$ 181,060
Engineering Consultants	\$ -	\$ -	\$ -
Legal	140,000	177,161	170,000
Property Tax Consultant	5,000	700	5,000
Planning Consultants	25,000	8,140	25,000
Program and Project Consultants	\$ 170,000	186,001	\$ 200,000
Management consulting services	\$ 340,200	353,297	381,060
Capital Expenditures (See CIP Schedule)	17,022,000	1,635,838	12,620,000
TIRZ Capital Expenditures	\$ 17,022,000	1,635,838	12,620,000
Levy Park Conservancy	941,952	971,388	971,388
Developer / Project Reimbursements	\$ 1,373,952	\$ 1,419,052	\$ 1,419,052
Loan debt service			
Principal	3,000,000	3,000,000	3,000,000
Interest	620,460	620,460	537,777
System debt service	\$ 3,620,460	3,620,460	3,537,777
TOTAL PROJECT COSTS	22,356,612	7,028,647	17,957,889
Administration Fees:			
City	\$ 895,095	878,802	892,755
	-	-	-
Municipal Services Charge	3,025,573	2,811,036	4,439,407
Total Transfers	\$ 3,920,668	3,689,838	5,332,162
Total Budget	\$ 26,277,280	\$ 10,718,485	23,290,051
RESTRICTED Funds - Capital Projects	\$ 28,499,898	\$ 45,446,715	\$ 42,459,817
RESTRICTED Funds - General Fund	-	-	-
RESTRICTED Funds - Bond Debt Service Reserve	3,704,955	3,785,825	3,704,955
RESTRICTED Funds - Ground Lease and Rent Obligations	-	-	-
Ending Fund Balance	32,204,853	49,232,540	46,164,772
Total Budget & Ending Fund Balance	\$ 58,482,133	\$ 59,951,025	\$ 69,454,823

Notes:

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Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY26 - FY30 Total	Cumulative Total (To Date)
			Through 2024	Projected 2025	2026	2027	2028	2029	2030			
C	T-1907	Pedestrian Accessibility	\$ 72,423	-	10,000	10,000	10,000	10,000	10,000	10,000	50,000	122,423
C, G	T-1912A	Westheimer Drainage System Improvements(Laterals)	\$ 29,099,222	-	-	-	-	-	-	-	-	29,099,222
C	T-1913	Greenbriar Drainage System Improvements	\$ 500,175	-	-	-	-	150,000	2,050,000	2,200,000	2,700,175	
C	T-1914	Shepherd Drainage System Improvements	\$ 29,423,701	531,260	-	-	-	-	-	-	-	29,954,961
C	T-1915	Richmond Paving and Drainage Improvements	\$ -	-	-	-	-	-	-	-	-	-
C	T-1917	Upper Kirby Civic Complex	\$ 36,172,469	44,927	600,000	-	-	-	-	-	600,000	36,817,396
C	T-1918	Buffalo Speedway Improvements	\$ 217,525	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000	20,745,000	21,172,398	
C	T-1919	Westpark Improvements - Kirby to Edloe	\$ 75,358	-	-	-	-	-	100,000	100,000	175,358	
C	T-1920	West Alabama Reconstruction	\$ 1,310,302	337,600	8,250,000	12,850,000	11,150,000	15,150,000	-	47,400,000	49,047,902	
C	T-1922	Bissonnet Reconstruction	\$ 12,697,029	-	900,000	1,800,000	11,750,000	9,000,000	12,000,000	35,450,000	48,147,029	
C	T-1924	Eastside Reconstruction	\$ 3,460,081	304,012	-	-	-	-	-	-	-	3,764,093
C, G	T-1925	Public Art	\$ 262,545	-	-	-	-	-	-	-	-	262,545
C	T-1926	Kirby Dr. Improvements - US 59 to Bissonnet	\$ -	208,166	2,060,000	8,350,000	8,210,000	-	-	18,620,000	18,828,166	
C, G	T-1999	Concrete Panel Replacement/Sidewalk Maintenance	-	-	-	-	-	-	-	-	-	-
Totals			113,290,830	1,635,838	12,620,000	32,525,000	34,235,000	24,910,000	20,875,000	\$ 125,165,000	\$ 240,091,668	

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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	54,202,588	1,611,789	12,599,000	32,275,000	31,735,000	21,410,000	19,375,000	117,394,000	173,208,377
City of Houston	-	-	-	-	-	-	-	-	-
Grants	7,267,295	24,049	21,000	250,000	2,500,000	3,500,000	1,500,000	7,771,000	15,062,344
Bank Loan	51,820,947	-	-	-	-	-	-	-	51,820,947
Other	-	-	-	-	-	-	-	-	-
Project Total	113,290,830	1,635,838	12,620,000	32,525,000	34,235,000	24,910,000	20,875,000	125,165,000	240,091,668

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Pedestrian Accessibility		City Council District	Key Map:	492	WBS.:	T-1907	
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:			87
Description:	18 Ped Signals, 37 Push Buttons, 47 Ramps, 32 Sidewalk Pads on Bissonnet, Westpark, US 59/Service Road, Richmond, W. Alabama, Buffalo Speedway, Eastside and Wakeforest.	Operating and Maintenance Costs: (\$ Thousands)					
		2026	2027	2028	2029	2030	Total
		Personnel	-	-	-	-	-
		Supplies	-	-	-	-	-
Justification:	Improvements will increase pedestrian safety, mobility, and accessibility.	Svcs. & Chgs.	-	-	-	-	-
		Capital Outlay	-	-	-	-	-
		Total	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs					-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	60,063	10,000	-	10,000	10,000	10,000	10,000	10,000	\$ 50,000	\$ 110,063
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	12,360	-	-	-	-	-	-	-	\$ -	\$ 12,360
		-	-	-	-	-	-	-	-	\$ -	\$ -
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Other Sub-Total:		12,360	-	-	-	-	-	-	-	\$ -	\$ 12,360
Total Allocations		72,423	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	\$ 122,423
Source of Funds											
	TIRZ Funds	72,423	10,000	-	10,000	10,000	10,000	10,000	10,000	\$ 50,000	\$ 122,423
	City of Houston	-	-	-	-	-	-	-	-	\$ -	\$ -
	Grants	-	-	-	-	-	-	-	-	\$ -	\$ -
	Bank Loan	-	-	-	-	-	-	-	-	\$ -	\$ -
	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 72,423	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	\$ 122,423

*NOTE:

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Greenbriar Drainage System Improvements		City Council District		Key Map:		492		WBS.:		T-1913	
		Location:		C		Geo. Ref.:					
		Served:		C		Neighborhood:		87			
Description:	Improvements include replacement of main trunk line, existing laterals, and roadway reconstruction on Greenbriar, W. Alabama, Sul Ross, W. Main, Richmond, and Lexington.										
Justification:	Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.										
Operating and Maintenance Costs: (\$ Thousands)											
		2026	2027	2028	2029	2030	Total				
Personnel		-	-	-	-	-	\$ -				
Supplies		-	-	-	-	-	\$ -				
Svcs. & Chgs.		-	-	-	-	-	\$ -				
Capital Outlay		-	-	-	-	-	\$ -				
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
FTEs											
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	150,000	\$ 150,000	\$ 150,000
3	Design	151,535	-	-	-	-	-	150,000	1,800,000	\$ 1,950,000	\$ 2,101,535
4	Construction	348,546	-	-	-	-	-	-	-	\$ -	\$ 348,546
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	94	-	-	-	-	-	-	100,000	\$ 100,000	\$ 100,094
		-	-	-	-	-	-	-	-	\$ -	\$ -
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		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		94	-	-	-	-	-	-	100,000	\$ 100,000	\$ 100,094
Total Allocations		500,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 2,050,000	\$ 2,200,000	\$ 2,700,175
Source of Funds											
TIRZ Funds		500,175	-	-	-	-	-	150,000	2,050,000	\$ 2,200,000	\$ 2,700,175
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 500,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 2,050,000	\$ 2,200,000	\$ 2,700,175

*NOTE:

Shepherd Drainage System Improvements		City Council District		Key Map:	492	WBS.:	T-1914		
		Location:	C	Geo. Ref.:					
		Served:	C	Neighborhood:	87				
Description:	A parallel 60" RCP will be constructed, replacement of existing trunk line, laterals, and roadway reconstruction on Shepherd, Harold, Marshall, Richmond, McDuffie, Portsmouth, Norfolk and Lexington.		Operating and Maintenance Costs: (\$ Thousands)						
Justification:	Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.			2026	2027	2028	2029	2030	Total
			Personnel	-	-	-	-	-	\$ -
			Supplies	-	-	-	-	-	\$ -
			Svcs. & Chgs.	-	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	-	\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FTEs									

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	80,632	-	-	-	-	-	-	-	\$ -	\$ 80,632
3	Design	2,538,570	7,000	-	-	-	-	-	-	\$ -	\$ 2,538,570
4	Construction	26,769,864	750,000	531,260	-	-	-	-	-	\$ -	\$ 27,301,124
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	34,635	5,000	-	-	-	-	-	-	\$ -	\$ 34,635
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		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		34,635	5,000	-	-	-	-	-	-	\$ -	\$ 34,635
Total Allocations		\$ 29,423,701	\$ 762,000	531,260	-	-	-	-	\$ -	\$ -	\$ 29,954,961
Source of Funds											
TIRZ Funds		26,133,184	762,000	531,260	-	-	-	-	-	\$ -	\$ 26,664,444
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		3,290,517	-	-	-	-	-	-	-	\$ -	\$ 3,290,517
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 29,423,701	\$ 762,000	\$ 531,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,954,961

*NOTE:

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Buffalo Speedway Improvements US 59 to Westheimer		City Council District		Key Map:		WBS.:	T-1918	
		Location:		Geo. Ref.:				
		Served:		Neighborhood:				
Description: Project provides for the engineering, ROW acquisition, and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed. Justification: Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.		Operating and Maintenance Costs: (\$ Thousands)						
			2026	2027	2028	2029	2030	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	50,000	-	-	100,000	\$ 150,000	\$ 150,000
3	Design	31,265	300,000	209,873	800,000	450,000	100,000	600,000	100,000	\$ 2,050,000	\$ 2,291,138
4	Construction	186,261	-	-	-	9,000,000	3,000,000	-	6,500,000	\$ 18,500,000	\$ 18,686,261
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	15,000	15,000	-	15,000	\$ 45,000	\$ 45,000
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DRAFT

Westpark Improvements - Kirby to Edloe		City Council District		Key Map:		WBS.:	T-1919					
		Location: C		Geo. Ref.:								
		Served: C		Neighborhood: 87								
Description:	Project provides for the engineering, ROW acquisition, and reconstruction of a bikeway and existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.		Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030	Total				
			Personnel	-	-	-	-	-	\$ -			
			Supplies	-	-	-	-	-	\$ -			
Justification:			Project will move the bikeway away from the roadway and reconstruct a street that has deteriorated beyond economic repair and normal maintenance.		Svcs. & Chgs.	-	-	-	-	-	\$ -	
					Capital Outlay	-	-	-	-	-	-	\$ -
					Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	FTEs											

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	75,358	-	-	-	-	-	-	50,000	\$ 50,000	\$ 125,358
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	50,000	\$ 50,000	\$ 50,000
Other Sub-Total:		-	-	-	-	-	-	-	50,000	\$ 50,000	\$ 50,000
Total Allocations		\$ 75,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 175,358
Source of Funds											
TIRZ Funds		75,358	-	-	-	-	-	-	100,000	\$ 100,000	\$ 175,358
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 75,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 175,358

*NOTE:

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West Alabama Reconstruction Buffalo Speedway to Shepherd		City Council District		Key Map:		WBS.:	T-1920	
		Location:		Geo. Ref.:				
		Served:		Neighborhood:				
		C		C				
		C		87				
Description: Project provides for the engineering and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.		Operating and Maintenance Costs: (\$ Thousands)						
			2026	2027	2028	2029	2030	Total
Justification: Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	500,000	-	200,000	300,000	-	-	-	\$ 500,000	\$ 500,000
3	Design	1,297,207	1,000,000	337,600	500,000	500,000	100,000	100,000	-	\$ 1,200,000	\$ 2,834,807
4	Construction	-	5,500,000	-	7,500,000	12,000,000	11,000,000	15,000,000	-	\$ 45,500,000	\$ 45,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	13,095	50,000	-	50,000	50,000	50,000	50,000	-	\$ 200,000	\$ 213,095
		-	-	-	-	-	-	-	-	\$ -	\$ -
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Other Sub-Total:		13,095	50,000	-	50,000	50,000	50,000	50,000	-	\$ 200,000	\$ 213,095
Total Allocations		1,310,302	\$ 7,050,000	337,600	\$ 8,250,000	\$ 12,850,000	\$ 11,150,000	\$ 15,150,000	\$ -	\$ 47,400,000	\$ 49,047,902
Source of Funds											
TIRZ Funds		1,310,302	7,050,000	313,551	8,229,000	12,600,000	8,650,000	13,650,000	(1,500,000)	\$ 41,629,000	\$ 43,252,853
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	24,049	21,000	250,000	2,500,000	1,500,000	1,500,000	\$ 5,771,000	\$ 5,795,049
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 1,310,302	\$ 7,050,000	\$ 337,600	\$ 8,250,000	\$ 12,850,000	\$ 11,150,000	\$ 15,150,000	\$ -	\$ 47,400,000	\$ 49,047,902

*NOTE:

DRAFT

BACK TO	Bissonnet Reconstruction Kirby to Edloe	City Council District	Key Map:					
		Location:	C	Geo. Ref.:		WBS.:		
		Served:	C	Neighborhood:	87		T-1922	
Description:	Project provides for the engineering, ROW acquisition, and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.	Operating and Maintenance Costs: (\$ Thousands)						
			2026	2027	2028	2029	2030	Total
		Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.	Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	43,087	-	-	-	-	250,000	-	2,000,000	\$ 2,250,000	\$ 2,293,087
3	Design	902,715	-	-	400,000	1,800,000	2,500,000	-	-	\$ 4,700,000	\$ 5,602,715
4	Construction	11,669,855	-	-	500,000	-	9,000,000	9,000,000	10,000,000	\$ 28,500,000	\$ 40,169,855
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	81,372	-	-	-	-	-	-	-	\$ -	\$ 81,372
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Eastside Reconstruction From US 59 to Westheimer		City Council District		Key Map:		WBS.:		T-1924			
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
		C		C		87					
Description: Project provides for the planning, engineering and construction of drainage, roadway and urban streetscape elements as needed.		Operating and Maintenance Costs: (\$ Thousands)									
				2026	2027	2028	2029	2030	Total		
Justification: UKRA drainage and mobility master plan identified drainage and pavement issues, COH sponsored Livable Center Study identified the need for enhanced pedestrian facilities.		Personnel		-	-	-	-	-	\$ -		
		Supplies		-	-	-	-	-	\$ -		
		Svcs. & Chgs.		-	-	-	-	-	\$ -		
		Capital Outlay		-	-	-	-	-	\$ -		
		Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-		-		-		-		\$ -	\$ -
2	Acquisition	-	-	-		-		-		\$ -	\$ -
3	Design	890,813	-	-		-		-		\$ -	\$ 890,813
4	Construction	2,569,128	200,000	304,012		-		-		\$ -	\$ 2,873,140
5	Equipment	-	-	-		-		-		\$ -	\$ -
6	Close-Out	-	-	-		-		-		\$ -	\$ -
7	Other	140	-	-		-		-		\$ -	\$ 140
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Other Sub-Total:		140	-	-		-		-		\$ -	\$ 140
Total Allocations		3,460,081	\$ 200,000	304,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,764,093
Source of Funds											
TIRZ Funds		3,460,081	200,000	304,012	-	-	-	-	-	\$ -	\$ 3,764,093
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Bank Loan		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		\$ 3,460,081	\$ 200,000	\$ 304,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,764,093

*NOTE:

DRAFT

Kirby Dr. Improvements - US 59 to Bissonnet		City Council District		Key Map:		WBS.:	T-1926				
		Location: C		Geo. Ref.:							
		Served: C		Neighborhood:							
Description:	Reconstruction of Kirby Drive including roadway, storm sewer, water, wastewater and burying of private utilities			Operating and Maintenance Costs: (\$ Thousands)							
		2026	2027	2028	2029	2030	Total				
	Personnel	-	-	-	-	-	\$ -				
	Supplies	-	-	-	-	-	\$ -				
Justification:	Roadway pavement is in really bad shape, City of Houston has overlaid as a temporary fix.	Svc. & Chgs.		-	-	-	-	-	\$ -		
		Capital Outlay		-	-	-	-	-	\$ -		
		Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
		FTEs									

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-			-		-	-	-
2	Acquisition	-	-	-	900,000	-	-	-	-	900,000	900,000
3	Design	-	200,000	104,083	1,150,000	300,000	200,000		-	1,650,000	1,754,083
4	Construction	-	-	-	-	8,000,000	8,000,000			16,000,000	16,000,000
5	Equipment	-	-	-	-	-	-	-		-	-
6	Close-Out	-	-	-	-	-	-	-		-	-
7	Other	-	-	-	10,000	50,000	10,000			70,000	174,083
		-	-	-	-	-	-	-		-	-
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		-	-	-	-	-	-	-		-	-
		-	-	-	-	-	-	-		-	-
Other Sub-Total:		-	-	104,083	10,000	50,000	10,000	-	-	70,000	174,083
Total Allocations		\$ -	\$ 200,000	\$ 208,166	\$ 2,060,000	\$ 8,350,000	\$ 8,210,000	\$ -	\$ -	\$ 18,620,000	\$ 18,828,166
Source of Funds											
TIRZ Funds		-	-	208,166	2,060,000	8,350,000	8,210,000	-	-	18,620,000	18,828,166
City of Houston		-	-	-	-	-	-	-	-	-	-
Grant Funds		-	-	-	-	-	-	-	-	-	-
Bank Loan		-	-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-	-
Other		\$ -	\$ -	\$ 208,166	\$ 2,060,000	\$ 8,350,000	\$ 8,210,000	\$ -	\$ -	\$ 18,620,000	\$ 18,828,166

*NOTE:

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FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:		T-1928	
Description:				Location:		Geo. Ref.:							
				Served:		Neighborhood:							
Justification:				Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	-	\$	-	-
				Supplies	-	-	-	-	-	-	\$	-	-
				Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
				Capital Outlay	-	-	-	-	-	-	\$	-	-
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs									
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
3	Design	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
4	Construction	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
5	Equipment	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
7	Other	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Grants		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Bank Loan		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-

DRAFT

FUTURE CIP PROJECT				City Council District		Key Map:				WBS.:		T-1929	
Description:				Location:		Geo. Ref.:							
				Served:		Neighborhood:							
Justification:				Operating and Maintenance Costs: (\$ Thousands)									
					2026	2027	2028	2029	2030	Total			
				Personnel	-	-	-	-	-	-	\$	-	-
				Supplies	-	-	-	-	-	-	\$	-	-
				Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
				Capital Outlay	-	-	-	-	-	-	\$	-	-
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				FTEs									
Fiscal Year Planned Expenses													
Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)		
Phase													
1	Planning	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
3	Design	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
4	Construction	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
5	Equipment	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
7	Other	-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-
Source of Funds													
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
City of Houston		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Grants		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Bank Loan		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other		-	-	-	-	-	-	-	-	\$ -	-	\$ -	-
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	-

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Concrete Panel Replacement/Sidewalk Maintenance				City Council District		Key Map:		WBS.:		T-1999											
				Location:		Geo. Ref.:															
				Served:		Neighborhood:															
		C, G		C, G		87															
Description:		Street Maintenance/Sidewalk Maintenance Program				Operating and Maintenance Costs: (\$ Thousands)															
				2026		2027		2028		2029		2030		Total							
				Personnel		-		-		-		-		-							
				Supplies		-		-		-		-		-							
Justification:		Mobility improvements to maintain comfortable and safe corridors.				Svcs. & Chgs.		-		-		-		-							
				Capital Outlay		-		-		-		-		-							
				Total		\$ -		\$ -		\$ -		\$ -		\$ -							
				FTEs																	
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/24		2025 Budget		2025 Estimate		2026		2027		2028		2029		2030		FY26 - FY30 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		-		-	
2 Acquisition		-		-		-		-		-		-		-		-		-		-	
3 Design		-		-		-		-		-		-		-		-		-		-	
4 Construction		-		-		-		-		-		-		-		-		-		-	
5 Equipment		-		-		-		-		-		-		-		-		-		-	
6 Close-Out		-		-		-		-		-		-		-		-		-		-	
7 Other		-		-		-		-		-		-		-		-		-		-	
		-		-		-		-		-		-		-		-		-		-	
		-		-		-		-		-		-		-		-		-		-	
		-		-		-		-		-		-		-		-		-		-	
		-		-		-		-		-		-		-		-		-		-	
Other Sub-Total:		-		-		-		-		-		-		-		-		-		-	
Total Allocations		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Source of Funds																					
TIRZ Funds		-		-		-		-		-		-		-		-		-		-	
City of Houston		-		-		-		-		-		-		-		-		-		-	
Grants		-		-		-		-		-		-		-		-		-		-	
Bank Loan		-		-		-		-		-		-		-		-		-		-	
Other		-		-		-		-		-		-		-		-		-		-	
Other		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	

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THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVEN

TAX YEAR	2024	2025	2026	2027	2028	2029
TIRZ 19	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
	Budget					
City	\$ 17,576,030	\$ 17,855,095	\$ 19,716,320	\$ 20,647,859	\$ 21,615,863	\$ 22,621,777
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
ISD - Pass Through	-	-	-	-	-	-
INCREMENT REVENUES (1)	\$ 17,576,030	\$ 17,855,095	\$ 19,716,320	\$ 20,647,859	\$ 21,615,863	\$ 22,621,777
CITY OF HOUSTON	-	-	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	21,000	21,000	250,000	2,500,000	1,500,000	1,500,000
MISCELLANEOUS REVENUE (Ground Lease, Rental)			\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	941,952	971,388	\$ 971,388	\$ 971,388	\$ 971,388	\$ 971,388
3001 Richmond Sublease Revenue	461,805	461,805	461,805	461,805	461,805	461,805
Miscellaneous Revenue						
INTEREST INCOME	1,784,533	905,000	\$ -	\$ -	\$ -	\$ -
PROCEEDS FROM BANK LOAN	-	-	\$ -	\$ 8,100,000	\$ 11,250,000	\$ -
TOTAL RESOURCES	\$ 20,785,320	\$ 20,214,288	\$ 21,399,513	\$ 32,681,052	\$ 35,799,056	\$ 25,554,970
Affordable Housing						
City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
Municipal Services	2,811,036	4,439,407	4,439,407	4,439,407	4,439,407	4,439,407
Administrative Fees						
City	878,802	892,755	985,816	1,032,393	1,080,793	1,131,089
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
TRANSFERS	\$ 3,689,838	\$ 5,332,162	\$ 5,425,223	\$ 5,471,800	\$ 5,520,200	\$ 5,570,496
Management Consulting Services & Administration/Overhead	\$ 353,297	\$ 381,060	\$ 381,060	\$ 381,060	\$ 381,060	\$ 381,060
Other operational expenditures						
Line of Credit - Regents Bank						
Convenience Fee / Loan admin fee	-	-	-	-	-	-
Tax Advance - Principal	-	-	-	-	-	-
Tax Advance - Interest	-	-	-	-	-	-
Principal	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Interest	620,460	537,777	455,094	373,318	289,729	207,046
Issuance Cost	-	-	-	-	-	-
DEBT SERVICE	\$ 3,620,460	\$ 3,537,777	\$ 3,455,094	\$ 3,373,318	\$ 3,289,729	\$ 3,207,046
TOTAL EXPENSES	\$ 3,973,756	\$ 3,918,837	\$ 3,836,154	\$ 3,754,378	\$ 3,670,789	\$ 3,588,106
CASH FLOW FROM OPERATIONS	\$ 13,121,726	\$ 10,963,289	\$ 12,138,136	\$ 23,454,874	\$ 26,608,067	\$ 16,396,368
BEGINNING FUND BALANCE (7)	\$ 34,617,950	\$ 44,684,786	\$ 41,609,022	\$ 19,803,106	\$ 7,603,928	\$ 7,882,943
DEBT ISSUANCE	\$ -					
FUNDS AVAILABLE FOR PROJECTS	\$ 47,739,676	\$ 55,648,074	\$ 53,747,158	\$ 43,257,980	\$ 34,211,995	\$ 24,279,310
Projects						
3001 Richmond (Marban)	447,664	447,664	447,664	447,664	447,664	447,664
Levy Park Conservancy	971,388	971,388	\$ 971,388	\$ 971,388	\$ 971,388	\$ 971,388
DEVELOPER AGREEMENTS	\$ 1,419,052					

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Cell: D6

Comment: =====

ID#AAAAAYjdfCvc
Accountant (2022-04-25 21:32:55)
TY2017 Actual

Cell: G21

Comment: =====

ID#AAAAAYjdfCzY
Julia (2022-04-25 21:32:55)
Audit FY2020 ok

Cell: F32

Comment: =====

ID#AAAAAYjdfC0E
Julia (2022-04-25 21:32:55)
Actual per COH ordinance recvd 6/28/19

Cell: E59

Comment: =====

ID#AAAAAYjdfCxc
Accountant (2022-04-25 21:32:55)
incorrectly entered as
1,999,239

Cell: G59

Comment: =====

ID#AAAAAYjdfCyg
Julia (2022-04-25 21:32:55)
Julia: 6/23/20 changed link cell

Cell: B67

Comment: =====

ID#AAAAAYjdfCzo
e103501 (2022-04-25 21:32:55)
Cash Balance of Capital Projects plus Aff Housting plus Unrestricted Funds

Cell: D67

Comment: =====

ID#AAAAAYjdfCzs
Accountant (2022-04-25 21:32:55)
FY16 Audit Ending Bals

Cell: G67

Comment: =====

ID#AAAAAYjdfCws
Julia (2022-04-25 21:32:55)
this cell "Actual" needs to be changed b/c of BegBal actual from audit. SHOULD BE LINK FROM DETAILED BALANCE TAB

Cell: H67

Comment: =====

ID#AAAAAYjdfCw0
Julia (2022-04-25 21:32:55)
Balance changes b/c of 2020 Actual updates

Cell: B76

Comment: =====

ID#AAAAAYjdfCwM
Julia (2022-04-25 21:32:55)
Julia: LINKS, don't change for Estimate and New Budget

Cell: B77

Comment: =====

ID#AAAAAYjdfCvA
Julia (2022-04-25 21:32:55)
Julia: LINKS, don't change for Estimate and New Budget

Cell: F110

Comment: =====

ID#AAAAAYjdfCvo
Julia (2022-04-25 21:32:55)
erroneous 188,920 in past several files, not in FY20 template

Cell: F120

Comment: =====

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ID#AAAAYjFCyU
Julia (2022-04-25 21:32:55)
7/9/20 Ties to audit

Cell: G135

Comment: =====

ID#AAAAYjFCwA
Julia (2022-04-25 21:32:55)
start w/Audit Beg Bal

Cell: B136

Comment: =====

ID#AAAAYjFCw4
Accountant (2022-04-25 21:32:55)
Accountant: revised from RESTRICTED Funds - Affordable Housing

Cell: G136

Comment: =====

ID#AAAAYjFCxw
Julia (2022-04-25 21:32:55)
=FY2020 GOF exps

Cell: G137

Comment: =====

ID#AAAAYjFCz0
Julia (2022-04-25 21:32:55)
shld + FY19 act 50% P&I

Cell: G138

Comment: =====

ID#AAAAYjFCv4
Julia (2022-04-25 21:32:55)
FY2020 Est/actual exp

Cell: G139

Comment: =====

ID#AAAAYjFCuk
Accountant (2022-04-25 21:32:55)
Accountant: ties to FY2019 audit

Cell: H139

Comment: =====

ID#AAAAYjFCvI
Julia (2022-04-25 21:32:55)
ties to FY20 end bal

CITY OF HOUSTON

TAX INCREMENT CALCULATION WORKSHEET

5-Year Plan Revenue
Vlookup Column = 30

TIRZ (All City Jurisdictions)

Column	1	2	3	4	9	14	19	20	30	31	36
Tax Year	Tax Rate (1)	Tax Rate (1)	Tax Rate (1)	Total Base	Total Current Value	Total Current Increment	Current Payment	Average Growth Rate			
1996	0.0066500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
1997	0.0066500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
1998	0.0066500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
1999	0.0066500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2000	0.0065500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2001	0.0065500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2002	0.0065500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2003	0.0065500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2004	0.0065000	0.0000000	0.0000000	0	0	0	\$ -	0.00%	0.10%	\$	200,000.00
2005	0.0064750	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2006	0.0064500	0.0000000	0.0000000	0	0	0	\$ -	0.00%			
2007	0.0064375	0.0000000	0.0000000	683,628,290	1,217,060,063	533,431,773	\$ 3,257,375	0.00%			
2008	0.0063875	0.0000000	0.0000000	683,628,290	1,432,160,668	748,532,378	\$ 4,537,192	17.67%			
2009	0.0063875	0.0000000	0.0000000	683,628,290	1,522,667,328	839,039,038	\$ 5,085,284	6.32%			
2010	0.0063875	0.0000000	0.0000000	683,628,290	1,545,463,309	861,835,019	\$ 5,226,062	1.50%			
2011	0.0063875	0.0000000	0.0000000	683,628,290	1,582,917,229	899,288,939	\$ 5,453,723	2.42%			
2012	0.0063875	0.0000000	0.0000000	683,628,290	1,673,851,446	990,223,156	\$ 6,005,193	5.74%			
2013	0.0063875	0.0000000	0.0000000	683,628,290	1,920,257,810	1,236,629,520	\$ 7,501,771	14.72%			
2014	0.0063108	0.0000000	0.0000000	683,628,290	2,277,740,952	1,594,112,662	\$ 9,554,253	18.62%			
2015	0.0060112	0.0000000	0.0000000	945,520,299	2,814,347,491	1,868,827,192	\$ 10,671,132	12.06%			
2016	0.0058642	0.0000000	0.0000000	945,520,299	3,215,090,637	2,269,570,338	\$ 12,641,242	15.09%			
2017	0.0058421	0.0000000	0.0000000	945,520,299	3,262,902,223	2,317,381,924	\$ 12,851,255	1.51%			
2018	0.0058831	0.0000000	0.0000000	945,520,299	3,462,359,789	2,516,839,490	\$ 14,058,170	6.01%			
2019	0.0056792	0.0000000	0.0000000	945,520,299	3,628,189,334	2,682,669,035	\$ 15,223,533	4.36%			
2020	0.0056184	0.0000000	0.0000000	945,520,299	3,870,003,572	2,924,483,273	\$ 15,572,857	6.93%			
2021	0.0055083	0.0000000	0.0000000	945,520,299	3,914,759,015	2,969,238,716	\$ 15,511,604	1.17%			
2022	0.0053364	0.0000000	0.0000000	945,520,299	4,156,448,519	3,210,928,220	\$ 16,050,471	6.60%			
2023	0.0051919	0.0000000	0.0000000	945,520,299	4,690,098,063	3,744,577,764	\$ 18,207,614	12.95%			
2024	0.0051919	0.0000000	0.0000000	945,520,299	4,638,943,773	3,693,423,474	\$ 17,957,145	4.00%			
2025	0.0051919	0.0000000	0.0000000	945,520,299	4,816,422,288	3,870,901,989	\$ 17,855,095	4.00%			
2026	0.0051919	0.0000000	0.0000000	945,520,299	5,000,838,360	4,055,318,061	\$ 19,716,320	4.00%			
2027	0.0051919	0.0000000	0.0000000	945,520,299	5,192,466,258	4,246,945,959	\$ 20,647,859	4.00%			
2028	0.0051919	0.0000000	0.0000000	945,520,299	5,391,591,159	4,446,070,860	\$ 21,615,863	4.00%			
2029	0.0051919	0.0000000	0.0000000	945,520,299	5,598,509,581	4,652,989,282	\$ 22,621,777	4.00%			
2030	0.0051919	0.0000000	0.0000000	945,520,299	5,813,529,835	4,868,009,536	\$ 23,667,101	4.00%			
2031	0.0051919	0.0000000	0.0000000	945,520,299	6,036,972,497	5,091,452,198	\$ 24,753,393	4.00%			
2032	0.0051919	0.0000000	0.0000000	945,520,299	6,269,170,895	5,323,650,596	\$ 25,882,276	4.00%			
2033	0.0051919	0.0000000	0.0000000	945,520,299	6,510,471,619	5,564,951,320	\$ 27,055,437	4.00%			
2034	0.0051919	0.0000000	0.0000000	945,520,299	6,761,235,050	5,815,714,751	\$ 28,274,628	4.00%			
2035	0.0051919	0.0000000	0.0000000	945,520,299	7,021,835,909	6,076,315,610	\$ 29,541,674	4.00%			
2036	0.0051919	0.0000000	0.0000000	945,520,299	7,292,663,831	6,347,143,532	\$ 30,858,470	4.00%			
2037	0.0051919	0.0000000	0.0000000	945,520,299	7,574,123,961	6,628,603,662	\$ 32,226,987	4.00%			
2038	0.0051919	0.0000000	0.0000000	945,520,299	7,866,637,566	6,921,117,267	\$ 33,649,276	4.00%			
2039	0.0051919	0.0000000	0.0000000	945,520,299	8,170,642,689	7,225,122,390	\$ 35,127,467	4.00%			
2040	0.0051919	0.0000000	0.0000000	945,520,299	8,486,594,810	7,541,074,511	\$ 36,663,778	4.00%			

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TY 2018 ACTUAL

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\$ 200.00

