

# LORENA TIRZ #1

# EAST

Semi Annual Report

January 2021 – June 2021

## PUBLIC INFRASTRUCTURE PROJECTS

### TIRZ #1 EAST PHASE I

#### SANITARY SEWER TRUNK LINE

- Initial Project of the TIRZ
  1. Construction started on October 30, 2017
  2. Sewer Line Project was completed in October, 2018 .
- This Sanitary Sewer Trunk line is 3 miles in length including:
  1. Gravity lines
  2. Lift Station
  3. Force main

### TIRZ #1 EAST PHASE II

#### BASIN G/BASIN C LIFT STATION & FORCE MAIN

- Amended TIRZ # 1 East Project Plan & Financial Plan completed in 2017
- Design complete in May, 2018.
- Groundbreaking conducted in July 2018
- Construction completed in March, 2019.
- Project includes a 1.4 mile force main and lift station.

**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

**Semi-Annual Report**

**January - June 2021**

**ORGANIZATIONAL BACKGROUND**

1. Lorena TIRZ #1 East established through City of Lorena Ordinance, adopted November 17, 2014. The ordinance also adopted project and financing plans and established a 7-member Board of Directors; 3 from Lorena City Council, 2 from Lorena Economic Development Corporation, 1 from McLennan County Commissioners Court, and 1 from the property owners in the Zone.
2. Master Economic Development Agreement, adopted in June 2015, between the City of Lorena, McLennan County, and the Lorena Economic Development Corporation (EDC), established the 70% tax incremental participation by the County and the EDC with the City for incremental sales and use taxes plus property taxes for the TIRZ #1 East. This agreement was expanded with a second and similar agreement in December of 2017 to include the Expanded Basin G area.
3. McLennan County Economic Development program project agreement, established in June, 2015, granted to the City of Lorena incremental sales and use taxes and property taxes from development within the County 381 East Area and the TIRZ #1 East Zone. This agreement was expanded with a second and similar agreement in December of 2017 to include the Expanded Basin G/Basin C area.
4. Organizational Meeting of TIRZ was held on June 29, 2015 electing officers and approving the TIRZ #1 East and 381 East areas project plan and financing plan.

The TIRZ #1 East Board of Directors Officers and Directors for this January to June 2021 period include:

- Mayor Pro-Tem Bill Coleman (Lorena City Council)
- McLennan County Commissioner Jim Smith
- Mayor Chuck Roper (Lorena City Council)
- Alderman Tommy Ross (Lorena City Council)
- Chad Hanson (Lorena EDC)
- Steve Meadows (Lorena EDC)
- William Callan (Property Owner in the Zone)

The following firms provide professional services to the TIRZ Board of Directors:

- Law Office of Bovey & Cochran, PLLC as legal advisors
- Mundo and Associates, Inc. as TIRZ administrators and engineering program managers
- Kasberg, Patrick & Associates, LP (KPA) as design engineers for the sanitary sewer infrastructure.

**A. COMPLETION OF THE PHASE I SANTARY SEWER TRUNK LINE CONSTRUCTION**

Principal purpose of the Tax Increment Reinvestment Zone is the financing of public improvements which will attract private investment and development to an area challenged for such activity. The Lorena TIRZ #1 East Board chose the development of the sanitary sewer trunk line as its initial public improvement.

- The engineering design for this initial project was completed in September, 2017 within budget.

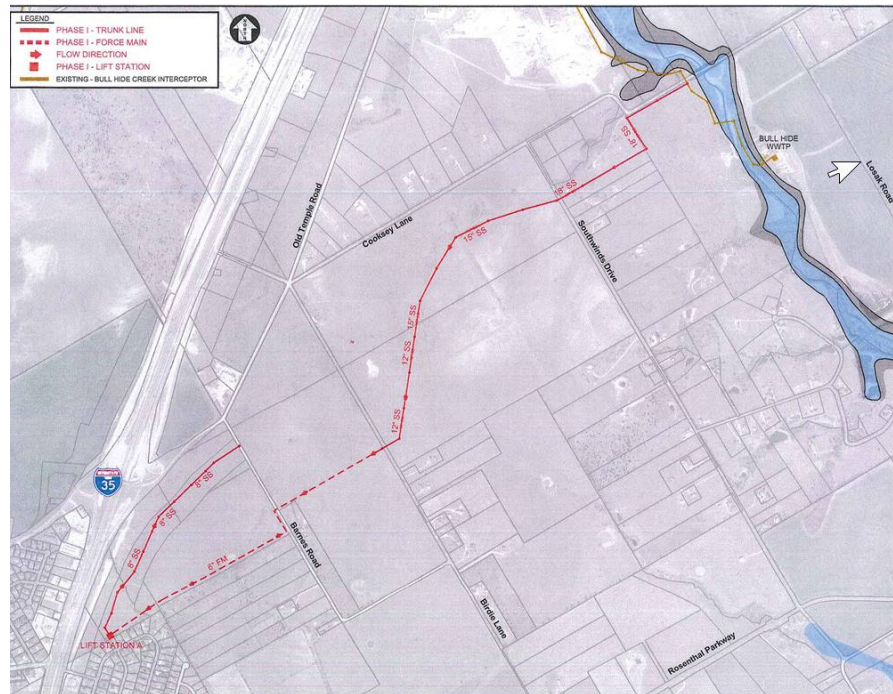
**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

**Semi-Annual Report**

**January - June 2021**

- Mundo and Associates, Inc. performed the Sanitary Sewer Project Program Management of the design oversight, project management, advertising, bidding process, construction activities oversight and contract management as well as reporting on behalf of the TIRZ Board. Construction contract awarded October, 2017. Groundbreaking was in November 2017. Construction was complete in October of 2018, within budget.
- This initial public infrastructure project included 3 miles of sanitary sewer trunk line and a lift station. The project included 3,280 feet of gravity line along IH-35, then the lift station followed by 4,980 feet of force main to the peak north of Birdie Lane, followed by 1,700 feet of 12 inch line, 3,000 feet of 15-inch line and 2,720 feet of 18-inch line ending at the WMARSS-Bull Hide treatment plant.



**B TIRZ #1 EAST AMENDED BY ADDING PHASE II WASTEWATER FACILITIES THROUGH BASIN G AND BASIN C**

- In July, 2017 a development agreement with Loera Home Builders was agreed to that would facilitate development of 260 homes of an average value of \$450,000. The residential subdivision has been voluntarily annexed into the City of Lorena.
- In May 2020, the Loera development agreement was amended to facilitate the development of 198 homes of an average value of \$650,000 each. Thirty-Four homes are to be constructed by January 1, 2025 by development agreement.
- The TIRZ #1 East built a Phase II sanitary sewer force main and lift station connecting the proposed Loera Subdivision with the Phase I sanitary sewer line project. Loera Home Builders will build the water and sanitary sewer lines to serve the individual lots.
- Additional properties were included in the TIRZ #1 East Amendment that could also be served

**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

**Semi-Annual Report**

**January - June 2021**

through the Phase II sanitary sewer line force main and lift station.

- Included with the Appendix to this report is a spreadsheet of the Tax Parcel Tabulations for Lorena TIRZ #1 East including the 310.81 acres of the amendment to TIRZ #1 East.
- Included within this report, on page 4, is a graphic illustration of the Phase II sanitary sewer force main and lift station within the Loera Subdivision.
- The TIRZ #1 East Amendment for Phase II was approved by the City of Lorena in December 2017.
- Design of the Phase II wastewater facilities was completed in May of 2018
- Groundbreaking for the Phase II construction was in July of 2018
- Construction of the 1.4 mile force main and lift station was completed in March, 2019.



**C. FINANCING OF THE PHASE I & Phase II SANITARY SEWER TRUNK LINE PROJECTS**

- The City of Lorena established a Tax Increment Fund in January of 2016 and provided a reimbursable sum of \$40,000 for the payment of the preliminary sanitary sewer trunk line engineering and program management expenditures.
- The City of Lorena issued Certificates of Obligation in January of 2017 in which the TIRZs #1 East received \$2,425,000 for the Phase I Sanitary Sewer Trunk Line project.
- As per development agreement, the City of Lorena has agreed to pay a portion of the initial

**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

**Semi-Annual Report**

**January - June 2021**

annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.

- As per development agreement, the Lorena Economic Development Corporation has agreed to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreements three private sector participating landowners have agreed to pay a total of \$635,300 for initial debt payments between 2017 and 2024. As TIRZ #1 East revenues increase this \$635,300 is eligible for reimbursement.
- The City of Lorena issued Certificates of Obligation in January of 2018 in which the TIRZs #1 East received \$1,575,000 for the Phase II Sanitary Sewer Trunk Line project.
- The Loera Homebuilders Company agreed to contribute to the City a total of \$500,000 toward the Phase II Lift Station and Force Main Sanitary Sewer Project including an initial payment of \$55,000 at the time of the August 2017 agreement.
- Loera amended their Development agreement with the TIRZ and City in May 2020 and contributed an additional \$222,500 toward their eventual \$500,000 contribution to the TIRZ. Their remaining \$222,500 contribution is due by June 1, 2024.
- The TIRZ agreed to assist the City to fund the project and to construct the Lift Station and Force Main Sanitary Sewer Project by December 31, 2018.
- The City of Lorena agreed to fund \$75,000 for an extension of the water line to the subdivision.
- The Tax Increment Fund is not expected to receive significant property tax funds in the 2015-2020 fiscal years as there was no substantial incremental increase in development due to the previous lack of sanitary sewer thus minimal increase in appraised value from which to receive incremental pledged funds at rate of 70% of the incremental increase.
- It should be noted that the Tax Increment Fund is not expected to receive sales tax until the Texas Comptroller's Office is able to release a report of sales tax in the TIRZ. Texas law does not allow such a report for less than 4 sales tax payers in the TIRZ. There has been no new sales tax generating businesses located in the TIRZ in 2015-2019.
  - TIRZ #1 City of Lorena June 2021 Financial Report is included within the Appendix to this report.
- It is anticipated, as per the Financing Plan that as the sanitary sewer trunk line is available, commercial and residential development within the TIRZ will begin to generate property and sales tax revenues sufficient to pay expenditures of the TIRZ including principal and interest on the certificates of obligation for the \$2,425,000 and \$1,575,000.

**D. TIRZ AREA DEVELOPMENT, BUSINESS LOCATION AND EMPLOYMENT CREATION**

- Marketing efforts during this reporting period were spent with retail business and regional land development interests.
- Two of the landowners within the TIRZ are committed by their agreements to start residential and commercial development no later than the end of December 2021. Residential development will consist of a minimum of 15 residential lots each or 5 acres of commercial development each. Those two landowners, McElla and Braswell, submitted letters of voluntary



**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

**Semi-Annual Report**

**January - June 2021**

annexation to the City of Lorena in December 2019. The City has not annexed those properties to date.

- Mitchell/Tully Group had agreed to begin development of a minimum of 6 acres within 12 months of the completion of the Phase I sanitary sewer trunk line project.
- The Mitchell/Tully Group has not developed to date.
- The Mitchell/Tully Group properties have been voluntary annexed into the City of Lorena.
- Lorena and Waco completed an agreement regarding ETJ and CCN boundaries.
- The Loera Home Builders properties have been voluntarily annexed into the City of Lorena.
- The Loera Home Builders are currently constructing Phase 1 of their residential development.
- No homes have been constructed to date however the developer is laying water lines, sewer lines, storm water lines, and cutting Phase 1 roads.
- The Lorena Economic Development Corporation actively markets the TIRZ at trade shows including the annual International Council of Shopping Center Texas Deal Making Show, the NTCAR Expo commercial realty trade show, and the Retail Live retailer trade show to expand the awareness of this TIRZ #1 East development opportunities. Trade shows in most of 2020 were cancelled due to the Coronavirus pandemic but have resumed in 2021. And direct marketing of the TIRZ continues via phone and email to retailers, developers, and realtors.
- The Lorena Economic Development Corporation is working with convenience store, retail, and other commercial prospects to develop in the TIRZ.

**TIRZ BOARD OF DIRECTORS MEETINGS SUMMARIZED**

The TIRZ #1 East Board of Directors holds bi-monthly meetings – generally on the first Monday of alternate months at the City of Lorena City Hall - open to the public and with Agendas publicly posted in accordance with the Texas Open Meetings Act. In This reporting period, meetings were held online via Zoom due to the covid-19 pandemic. During this Report Period the following Board meetings were held:

- Feb. 1, 2021 at 6:33 p.m.: The Board welcomed County Commissioner Jim Smith to the Board. The Board reviewed and approved the December 7, 2020 meeting minutes. The Board was updated on the Path Forward report of the previous two months TIRZ activities and anticipated activities for the next 2 months. The City updated the Board that the Loera Final Plan and Construction Plans had been approved and that Phase 1 construction had begun. The City updated the Board that they had hired a new attorney and hoped to begin annexation of the Braswell and McElla (Callan) properties. The Board was updated on the proposed McElla residential development by William Callan and a WB Development representative. The Board was updated on development interest in the Braswell properties. The Board was updated that there was no news toward development of the Mitchell-Tully properties. The Board was updated that the City of Waco had completed platting of the property that will be the Precinct 1/TIRZ Park. The Board was updated that the TIRZ Semi-Annual Report for the period July-December 2020 had been completed and sent to the County and posted on the TIRZ website. The Board was updated on the State Legislative Session as well as grant assistance from the Federal Covid Response that can assist Lorena TIRZ #1 East. The Board also reviewed and approved the month's financial report, cash flow report, and invoices including administration

**Tax Increment Reinvestment Zone Number One East, as amended,**

**City of Lorena and McLennan County 381 Areas**

**Semi-Annual Report**

**January - June 2021**

by Mundo and Associates. In addition, the Board reviewed and approved payment to the City of Lorena for Bond Agent fees for Certificates of Obligation payments for TIRZ portion of Series 2017, Series 2017-A, and Series 2018 Certificates of Obligation (Certificates of Obligation that paid for TIRZ Phase I and Phase II infrastructure improvements); as well as reviewed and approved payment to the City of Lorena for TIRZ share of the City audit; and reviewed and approved payment to the City of Lorena for legal services by Bovey & Cochran for services January 2021.

- April 5, 2021 at 6:32 p.m. The Board met for this regular meeting and took action to approve the TIRZ meeting minutes of February 1. In addition, the Board was updated on the Path Forward report of the previous three months TIRZ activities and anticipated activities for the next 2 months. The Board was updated in the development interest of the Braswell property and Barnes IH-35 property. The City updated the Board that their attorney was beginning to work on the voluntary annexation of the Braswell and McElla properties. The City updated the Board that their new attorney was beginning to work with McElla and WB Development on the proposed residential development. The Board was updated that TIRZ legal counsel sent Mitchell-Tully notice of their \$10,000 fine and forfeiture of their most recent \$50,000 contribution. The Board was updated on the State Legislative Session and bills that could affect the TIRZ. The Board was updated that the Phase 2 Maintenance Bond had expired. Finally, The Board also reviewed and approved the month's financial report, cash flow report, and invoices including administration by Mundo and Associates.
- June 7, 2020 at 7:27 p.m. The Board met for this regular meeting and took action to approve the meeting minutes of April 5. In addition, the Board was updated on the Path Forward report of the previous two months TIRZ activities and anticipated activities for the next 2 months. The Board discussed the election of TIRZ officers and chose to wait until City Council had appointed new members to the 2 newly open seats vacated by Mayor Roper and Mayor Pro-Tem Coleman at the end of their terms on Council. The City updated the Board that their attorney was working with Braswell and Callan on the voluntary annexation of their properties. The Board discussed ongoing residential construction in the TIRZ and proposed residential and commercial development in the TIRZ. The Board held an executive session regarding possible development of the Braswell property. The Board noted that they would be discussing their next FY Budget at their next meeting; The Board was updated on the ongoing legislative session; Finally, The Board also reviewed and approved the month's financial report, cash flow report, and invoices including administration by Mundo and Associates.

TIRZ Administrators - Mundo and Associates, Inc. managed, coordinated, prepared, and/or performed the activities included in preparation for the TIRZ Board meetings, prepared the Agendas and the resultant Board Meeting Minutes on behalf of the TIRZ Board. Mundo and Associates, Inc. prepares reviews and updates the monthly financial report and the cash flow report. Mundo and Associates, Inc. maintains record of work performed. Additionally, they prepare the "Path Forward" monthly report of project planning and scheduling. Necessary pre-meeting coordination with the Board members, City, Staff and landowners is conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. reviews and reconciles the professional services and construction invoices and prepares information on payment of TIRZ invoices and bill

**Tax Increment Reinvestment Zone Number One East, as amended,**

---

**City of Lorena and McLennan County 381 Areas**

---

**Semi-Annual Report**

---

**January - June 2021**

---

payments. The City web site for the TIRZ information is prepared by Mundo and Associates, Inc. Requested engineering review and reports are prepared by Mundo and Associates, Inc. Also, coordination is done by Mundo and Associates, Inc. with the TIRZ Legal Counsel and the City Financial Officer. Project planning is also conducted by Mundo and Associates, Inc. including determining scope, cost, feasibility and schedule of projects requested by the Board. Mundo and Associates, Inc. prepared exhibits and materials related to the projects. Coordination of the projects with the City of Lorena, City of Waco, and McLennan County, Landowners or interested parties is also conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. when necessary coordinated with the bond advisors, City staff, and Board officers to prepare actions needed for planning, development and execution of projects. Mundo and Associate, Inc. also updates, revises and prepares amendments that may arise from the project planning and development. Mundo and Associates, Inc. also conducts the marketing activities for property development with the TIRZ.

Program Management - Mundo and Associates, Inc. provided engineering management, project scheduling and engineering design reviews of the Sanitary Sewer Infrastructure project while coordinating with the TIRZ Board, City Staff, and design engineers KPA, private land owners within the TIRZ and legal counsel.

Kasberg, Patrick & Associates, LP (KPA) were the design engineers for the sanitary sewer infrastructure.

**Appendix follows with:**

- 2021 Tabulation of property owners and appraised values within the TIRZ #1 East Project Area & Expanded Basin G
- June 2021 Financial Report



**Lorena TIRZ #1 EAST**  
**Tax Parcel Tabulation-Appraised Values**

Property ID	Owner Name	Acres	2014	2015	2016	2017	2018	2019	2020	2021
			Appraised Value	Appraised Value	Appraised Value	Appraised Value				
	<b>TIRZ #1 In City of Lorena</b>			yellow is pvt	sector taxable	property				
	<i>North of Meadow Lane</i>			white is public	sector property					
363218	State of Texas	0.18	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400
327995	Hillcrest Baptist Medical Center	1.27	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460
364869	State of Texas	1.04	\$120	\$130	\$140	\$67,950	\$67,950	\$67,950	\$90,610	\$90,610
361908	Gary D. Tully	2.41	\$280	\$300	\$330	\$350	\$360	\$370	\$370	\$370
131099	Mitchell Family Trust	0.55	\$60	\$70	\$70	\$80	\$80	\$90	\$90	\$90
364868	State of Texas	3.34	\$220	\$230	\$250	\$218,240	\$218,240	\$218,240	\$218,240	\$218,240
361906	Gary D. Tully	1.99	\$230	\$250	\$270	\$290	\$300	\$310	\$310	\$310
361911	Mitchell Family Trust	6.46	\$740	\$810	\$870	\$940	\$970	\$1,000	\$1,000	\$1,000
361904	Jeff Mitchell	7.43	\$710	\$740	\$820	\$900	\$930	\$930	\$930	\$960
361907	Gary D. Tully	9.59	\$1,110	\$1,200	\$1,300	\$1,390	\$1,440	\$1,480	\$1,480	\$1,480
131540	Mitchell Family Trust	1.92	\$220	\$240	\$260	\$280	\$290	\$300	\$300	\$300
130894	Mitchell Family Trust	1.25	\$320	\$310	\$310	\$310	\$320	\$320	\$310	\$310
131539	Mitchell Family Trust	6.64	\$760	\$840	\$900	\$960	\$1,000	\$1,040	\$1,040	\$1,040
361905	Jeff Mitchell	9.3	\$880	\$940	\$1,020	\$1,120	\$1,160	\$1,160	\$1,160	\$1,220
131538	Mitchell Family Trust	1.125	\$100	\$120	\$120	\$140	\$140	\$140	\$140	\$140
130907	Diana Callan Braswell	26	\$1,430	\$1,430	\$1,560	\$1,820	\$1,690	\$1,560	\$1,690	\$1,820
	<i>Barnes Rd ext</i>									
361547	State of Texas	5.218	\$52,060	\$52,060	\$52,060	\$52,060	\$56,050	\$57,170	\$66,380	\$153,907
130928	Agnes Ann Barnes	9.662	\$3,000	\$2,900	\$2,900	\$2,900	\$3,000	\$3,000	\$2,950	\$2,900
	<i>Old Waco Temple Rd&amp; Barnes Rd</i>									
130911	Daniel & Jeni Sykora	2.14	\$48,470	\$48,660	\$48,710	\$48,810	\$49,020	\$49,300	\$49,380	\$49,650
130910	Daniel & Jeni Sykora	2.404	\$184,480	\$184,120	\$182,030	\$181,230	\$181,350	\$184,550	\$181,770	\$176,520
130909	City of Lorena Water Dept	1	\$140,800	\$135,340	\$129,540	\$123,430	\$117,940	\$113,720	\$106,180	\$101,160
	<i>North of Barnes Rd Extension</i>									
130899	Diana Callan Braswell Trust	19.283	\$1,250	\$1,360	\$1,450	\$1,540	\$1,450	\$1,450	\$1,450	\$1,640
130898	Charlie L. Sullivan	3.1529	\$56,520	\$56,550	\$56,580	\$56,620	\$56,680	\$56,770	\$56,810	\$56,920
358338	Properties A BFEL	5.734	\$370	\$400	\$430	\$460	\$430	\$430	\$430	\$490
358345	Properties B BREL	4.714	\$310	\$330	\$350	\$370	\$350	\$350	\$350	\$3,410
360701	State of Texas	0.849	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490
364498	State of Texas	0.836	\$38,720	\$39,820	\$40,560	\$40,560	\$46,640	\$53,460	\$53,460	\$53,460
364496	State of Texas	0.746	\$34,550	\$35,540	\$36,190	\$36,190	\$41,620	\$47,710	\$47,710	\$47,710
	<i>Old Waco Temple north of Birdie Lane</i>									
131064	Diana Callan Braswell Trust	41.401	\$2,280	\$2,280	\$2,480	\$2,900	\$2,690	\$2,480	\$2,690	\$2,900
364744	State of Texas	0.341	\$11,700	\$12,030	\$12,260	\$12,260	\$14,090	\$16,150	\$16,150	\$16,150
358339	Properties A BFEL	5.139	\$330	\$360	\$390	\$410	\$390	\$390	\$390	\$440
364650	State of Texas	0.072	\$2,470	\$2,540	\$2,590	\$2,590	\$2,980	\$3,410	\$3,410	\$3,410
358347	Properties B BREL	1.079	\$70	\$70	\$80	\$80	\$80	\$80	\$80	\$90
358381	Properties A BFEL	0.11	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
358348	Properties B BFEL	4.107	\$220	\$220	\$250	\$280	\$270	\$250	\$270	\$280
364743	State of Texas	0.002			\$100	\$100	\$110	\$130	\$130	\$130
358340	Properties A BFEL	6.738	\$500	\$500	\$530	\$610	\$570	\$550	\$600	\$650
358349	Properties B BFEL	5.07	\$280	\$280	\$310	\$360	\$330	\$310	\$330	\$360
358341	Properties A BFEL	5.1	\$280	\$280	\$310	\$360	\$330	\$310	\$330	\$360
131067	Scott C. Williams	2	\$179,350	\$175,060	\$174,520	\$169,660	\$169,390	\$188,270	\$188,270	\$177,700
358350	Properties B BFEL	4.46	\$570	\$570	\$610	\$710	\$660	\$610	\$660	\$710
131084	Wolfe The Florist Inc	21.85	\$146,150	\$148,800	\$153,740	\$152,880	\$156,810	\$160,140	\$159,310	\$158,170
	Total PvtProperty - acres	224.459								
TIRZ #1	Total Acres in City	233.703								
TIRZ #1	Total Appraised Value in City in TIRZ #1	Pub&Pvt	\$1,167,270	\$1,163,040	\$1,162,550	\$1,437,500	\$1,453,460	\$1,491,240	\$1,512,520	\$1,582,367
TIRZ #1	Total Appraised value in City in TIRZ#1	Private	\$839,080	\$837,820	\$840,970	\$836,230	\$839,950	\$865,410	\$862,360	\$849,700

**Lorena TIRZ #1 EAST**  
**Tax Parcel Tabulation-Appraised Values**

Property ID	Owner Name	Acres	2014	2015	2016	2017	2018	2019	2020	2021
			Appraised Value	Appraised Value	Appraised Value	Appraised Value				
<b>TIRZ #1 IN LORENA ETJ</b>										
<i>Along Barnes Rd</i>										
131537	Mitchell Family Trust	42.255	\$2,530	\$2,640	\$2,860	\$3,170	\$2,960	\$2,960	\$2,860	\$3,280
131530	Michael & Lynn Trammell	9.587	\$22,000	\$22,000	\$49,920	\$49,920	\$67,920	\$69,280	\$75,710	\$77,190
131532	Jim & Teri Jennings	9.587	\$39,150	\$39,150	\$39,150	\$39,150	\$58,330	\$59,500	\$63,330	\$64,320
131531	Jim & Teri Jennings	9.587	\$39,150	\$39,150	\$39,150	\$39,150	\$58,330	\$59,500	\$63,330	\$64,320
131535	Danny Lee Bagley	9.587	\$620	\$670	\$720	\$1,150	\$1,200	\$1,200	\$1,200	\$1,250
131536	William Eller	9.587	\$131,170	\$139,890	\$151,910	\$167,540	\$197,670	\$205,500	\$220,090	\$239,220
131533	William Eller	9.587	\$39,860	\$39,860	\$39,860	\$39,860	\$58,900	\$60,090	\$63,940	\$65,020
131522	Diana Callan Braswell	108.25	\$7,030	\$7,170	\$7,850	\$8,920	\$8,660	\$8,250	\$8,660	\$9,190
131524	Teri & Ricardo Bermea Penrod	10.29	\$98,720	\$98,720	\$103,750	\$111,550	\$135,380	\$138,650	\$147,400	\$145,000
<i>Along Cooksey Ln &amp; Southwinds Dr</i>										
131083	McElla Group	108.49	\$11,940	\$12,480	\$13,840	\$14,080	\$14,040	\$14,000	\$14,180	\$14,980
131562	McElla Group	150.7	\$17,330	\$18,840	\$20,340	\$16,870	\$17,380	\$17,250	\$17,380	\$18,130
<b>ETJ</b>	Total Acres of ETJ-TIRZ#1EAST	477.507								
<b>ETJ</b>	Appraised Value ETJ-TIRZ#1EAST	Private	\$409,500	\$420,570	\$469,350	\$491,360	\$620,770	\$636,180	\$678,080	\$701,900
<b>TIRZ #1</b>	Total Acres City + ETJ	711.210								
<b>TIRZ #1</b>	Total Appraised Value City +ETJ	Pub.&Pvt	\$1,576,770	\$1,583,610	\$1,631,900	\$1,928,860	\$2,074,230	\$2,127,420	\$2,190,600	\$2,284,267
<b>TIRZ #1</b>	Total Appraised Value City+ETJ	Private	\$1,248,580	\$1,258,390	\$1,310,320	\$1,327,590	\$1,460,720	\$1,501,590	\$1,540,440	\$1,551,600
<b>Co. 381 Agreement Area</b>										
376488	Johnny Bustamante	5.083				\$41,190	\$45,490	\$46,400	\$53,500	\$92,620
354651	Adelalla R. Jasso	2.51	\$20,100	\$20,100	\$20,100	combined above				
128337	Adelalla R. Jasso	2.11	\$16,890	\$16,890	\$16,890	combined above				
376489	Gonzales, Jessica Ann	4				\$35,330	\$44,670	\$45,560	\$52,000	\$53,200
131081	Johnny Bustamante	3.403	\$23,820	\$23,820	\$23,820	combined above				
354652	Johnny Bustamante	2.597	\$18,180	\$18,180	\$18,180	combined above				
131080	Kevin Reid/Jodi M.Vandergriff	6	\$25,000	\$42,000	\$141,900	\$156,860	\$168,970	\$173,590	\$186,990	\$205,680
128335	Malia Fry	11.335	\$359,090	\$359,090	\$366,706	\$397,720	\$494,530	\$495,200	\$501,780	\$550,180
128185	City of Waco	233.131	\$4,276,200	\$4,449,270	\$4,519,050	\$4,553,720	\$4,937,670	\$5,116,270	\$5,151,580	\$5,360,730
<b>381 Area</b>	Total acres (Co. 381 Area)	265.086								
<b>381 Area</b>	Total Appraised Value (Co. 381)	Pub&Pvt	\$4,739,280	\$4,929,350	\$5,106,646	\$5,184,820	\$5,691,330	\$5,877,020	\$5,945,850	\$6,262,410
<b>381 Area</b>	Total Appraised Value Pvt property	Private	\$463,080	\$480,080	\$587,596	\$631,100	\$753,660	\$760,750	\$794,270	\$901,680
<b>Expanded Basin G Area</b>										
Property ID	Owner Name	Acres				2017	2018	2019	2020	2021
358366	Lorena Dev. Joint Venture	7.5				\$ 530	\$ 490	\$ 460	\$ 490	\$ 530
131541	Lorena Dev. Joint Venture	30.4				\$ 9,530	\$ 8,750	\$ 8,560	\$ 5,650	\$ 5,610
131526	Loera Hm Bldrs Co.	220.37				\$ 31,950	\$ 848,350	\$ 34,160	\$34,160	\$32,020
131528	Barnes, Gaylen	60				\$ 45,140	\$ 47,730	\$ 48,860	\$ 42,680	\$ 47,120
<b>Total appraised value-private property Expanded Basin G Area</b>						\$ 87,150	\$ 905,320	\$ 92,040	\$ 82,980	\$ 85,280

	A	B	C	D	E	F	G
1	<b>LORENA TIRZ #1 EAST Financial Report - Summary Sheet June, 2021</b>						
2	Expenditures						
3	2014-2015 (see page 2)	\$ 66,280.00					
4	Jan 2016 - June 2016 (see page 3)	\$ 62,713.38					
5	July 2016 - December 2016 (see page 4)	\$ 120,155.24					
6	Jan 2017 - June 2017 (see page 5)	\$ 221,305.20					
7	July 2017 - December 2017 (see page 6)	\$ 541,468.27					
8	Jan 2018 - June 2018 (see page 7)	\$ 1,575,160.19					
9	July 2018 - December 2018 (see page 8)	\$ 1,464,099.73					
10	January 2019 - June 2019 (see page 9)	\$ 173,239.71					
11	July 2019 - December 2019 (see page 10)	\$ 88,990.70					
12	January 2020 - June 2020 (see page 11)	\$ 94,491.10					
13	July 2020 - December 2020 (see page 12)	\$ 88,344.00					
14	January 2021 - June 2021 (see page 13)	\$ 12,801.80					
15	<b>Total TIRZ Expenditures (including proposed June invoices)</b>	<b>\$ 4,509,049.32</b>					
16	<b>Note:</b>						
17	\$38,181 is owed to the EDC for TIRZ expenditures/services 2014-2015						
18	\$2,131.38 is owed the EDC for TIRZ services June 2016-September 2016 related to development agreement						
19	\$34,360 is owed to the City for Sanitary Sewer Line Preliminary Engineering expenditures/services Feb 2016 - May 2016						
20	\$5640 is owed to the City for the difference in the \$40,000 authorized for prelim. Engineering & \$34,360 in actual Prelim. Eng. Expenditures						
21	(note that the \$5640 shown above is listed as a revenue not an expenditure)						
22							
23	Expenditures paid to date beginning 11/7/16	\$ 4,432,376.94					
24	Proposed Expenditures June	\$ 2,000.00					
25	Revenues						
26	2014-2015 (see page 2)	\$ -					
27	Jan 2016 - June 2016 (see page 3)	\$ 5,640.00					
28	July 2016 - December 2016 (see page 4)	\$ 200,014.08					
29	Jan 2017 - June 2017 (see page 5)	\$ 2,411,300.00					
30	July 2017 - December 2017 (see page 6)	\$ 98,785.00					
31	Jan 2018 - June 2018 (see page 7)	\$ 1,640,701.00					
32	July 2018 - December 2018 (see page 8)	\$ 30,000.00					
33	January 2019 - June 2019 (see page 9)	\$ 80,000.00					
34	July 2019 - December 2019 (see page 10)	\$ 40,734.00					
35	January 2020 - June 2020 (see page 11)	\$ 316,985.62					
36	July 2020 - December 2020 (see page 12)	\$ 30,189.11					
37	January 2021 - June 2021 (see page 13)	\$ 91,602.62					
38	<b>Total Revenues</b>	<b>\$ 4,945,951.43</b>					
39	<b>June, 2021 Balance Before Proposed Expenditures</b>	<b>\$ 513,574.49</b>					
40	<b>(6/1/21 Balance is Total Revenues minus Expenditures paid)</b>						
41	<b>June 1, 2021 Balance After Proposed Expenditures</b>	<b>\$ 511,574.49</b>					
42	<b>(6/1/21 Balance is Total Revenues minus Expenditures paid to date and proposed expenditures)</b>						

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jan - June 2021
2	<b>January 2021 - June 2021</b>							
3	<b>Revenue:</b>							
4	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Property Tax - City	\$0.00	\$0.00	\$81.09	\$0.00	\$0.00	\$0.00	\$81.09
7	Property Tax - County	\$0.00	\$0.00	\$1,278.88	\$0.00	\$0.00	\$0.00	\$1,278.88
8	Property Tax - County P&I	\$0.00	\$0.00	\$19.76	\$0.00	\$0.00	\$0.00	\$19.76
9	Misc Revenue - Interest on Investments, Invest. Tax	\$0.00	\$0.00	\$222.89	\$0.00	\$0.00	\$0.00	\$222.89
10	Mitchell/Tully Annual Contribution	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00
11	EDC Contribution	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
12	City Contribution	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
13	Loera Home Builders Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	<b>Total Revenue</b>	<b>\$90,000.00</b>	<b>\$0.00</b>	<b>\$1,602.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$91,602.62</b>
15								
16	<b>Expenditures:</b>							
17	Legal	\$167.30	\$0.00	\$0.00	\$87.00	\$0.00	\$0.00	\$254.30
18	Administrative Services	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$10,000.00
19	annual City Audit	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
20	CO payment: series 2017, 2017A, 2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21	Bond Agend Fees: series 2017, 2017A, 2018	\$2,047.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,047.50
22	<b>Total Expenditures</b>	<b>\$4,714.80</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$2,087.00</b>	<b>\$2,000.00</b>	<b>\$0.00</b>	<b>\$12,801.80</b>