



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q2 FY 2026)**

June 08, 2026



Project Participants

City of Dripping Springs

Hays County

Dripping Springs Independent School District

Dripping Springs Community Library District

This report was prepared by P3Works, LLC
based on data provided by the City of Dripping Springs.
The data provided in this report are presented
on a cash basis and are unaudited. Accordingly,
they may not conform to GAAP or meet GASB Standards.

Table 1: Total Cost Summary													
	Creation Costs		Library	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks		Total	
CREATION COSTS													
FY 2017	\$	60,971	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 60,971
FY 2018		-		-		-		-		-		-	-
FY 2019		-		-		-		-		-		-	-
FY 2020		-		-		-		-		-		-	-
FY 2021		-		-		-		-		-		-	-
FY 2022		-		-		-		-		-		-	-
FY 2023		-		-		-		-		-		-	-
FY 2024		-		-		-		-		-		-	-
FY 2025		-		-		-		-		-		-	-
FY 2026 ^[a]		-		-		-		-		-		-	-
	\$	60,971	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 60,971
DIRECT EXPENSES													
FY 2017	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
FY 2018		-		-	146,758	84,610	5,706	-	-	-	-	-	237,075
FY 2019		-		-	79,887	2,450	2,180	18,182	-	-	-	-	102,699
FY 2020		-		-	40,250	2,050	-	11,678	-	-	-	-	53,978
FY 2021		-		-	16,736	15,018	-	23,095	-	-	-	-	54,849
FY 2022		-		-	-	105,208	-	-	-	-	-	-	105,208
FY 2023		-		-	7,565	220,791	-	1,667	-	-	-	-	230,022
FY 2024		-		-	-	257,417	-	80,039	-	-	-	-	337,456
FY 2025		-		-	-	367,355	-	5,903	28,948	-	276,220	-	678,425
FY 2026 ^[a]		-		-	-	13,120	-	-	28,602	-	6,311	-	48,033
	\$	-	\$	-	\$ 291,196	\$ 1,068,019	\$ 7,886	\$ 140,563	\$ 57,550	\$	-	\$ 282,531	\$ 1,847,745
ALLOCATION OF INDIRECT EXPENSES													
FY 2017	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
FY 2018		-		-	75,357	43,446	2,930	-	-	-	-	-	121,733
FY 2019		-		-	76,728	2,353	2,094	17,463	-	-	-	-	98,639
FY 2020		-		-	104,367	5,316	-	30,281	-	-	-	-	139,964
FY 2021		-		-	27,881	25,018	-	38,474	-	-	91,373	-	91,373
FY 2022		-		-	-	61,586	-	-	-	-	-	-	61,586
FY 2023		-		-	2,220	64,810	-	489	-	-	-	-	67,519
FY 2024		-		-	-	78,362	-	24,365	-	-	-	-	102,727
FY 2025		-		-	-	25,147	-	404	1,982	-	18,908	-	46,441
FY 2026 ^[a]		-		-	-	-	-	-	-	-	-	-	-
	\$	-	\$	-	\$ 286,555	\$ 306,036	\$ 5,024	\$ 111,477	\$ 1,982	\$	-	\$ 18,908	\$ 729,982
MARKET/P3 STUDY EXPENSES													
FY 2017	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
FY 2018		-		-	22,870	-	-	-	-	-	-	-	22,870
FY 2019		-		-	37,455	-	-	-	-	-	-	-	37,455
FY 2020		-		-	42,805	-	-	-	-	-	-	-	42,805
FY 2021		-		-	11,380	-	-	-	-	-	-	-	11,380
FY 2022		-		-	-	-	-	-	-	-	-	-	-
FY 2023		-		-	-	-	-	-	-	-	-	-	-
FY 2024		-		-	-	-	-	-	-	-	-	-	-
FY 2025		-		-	-	-	-	-	-	-	-	-	-
FY 2026 ^[a]		-		-	-	-	-	-	-	-	-	-	-
	\$	-	\$	-	\$ 114,510	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 114,510
TOTAL EXPENSES													
FY 2017	\$	60,971	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 60,971
FY 2018		-		-	244,985	128,056	8,636	-	-	-	-	-	381,678
FY 2019		-		-	194,071	4,803	4,274	35,645	-	-	-	-	238,793
FY 2020		-		-	187,422	7,366	-	41,960	-	-	-	-	236,747
FY 2021		-		-	55,998	40,035	-	61,569	-	-	-	-	157,602
FY 2022		-		-	-	166,794	-	-	-	-	166,794	-	166,794
FY 2023		-		-	9,785	285,601	-	2,156	-	-	-	-	297,542
FY 2024		-		-	-	335,779	-	104,404	-	-	-	-	440,183
FY 2025		-		-	-	392,502	-	6,307	30,929	-	295,128	-	724,866
FY 2026 ^[a]		-		-	-	13,120	-	-	28,602	-	6,311	-	48,033
	\$	60,971	\$	-	\$ 692,261	\$ 1,374,055	\$ 12,910	\$ 252,040	\$ 59,531	\$	-	\$ 301,439	\$ 2,753,208

Footnotes:

[a] Invoices received as of 2/28/2026

Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
<i>Cost Participation</i>	100.00%	0.00%	0.00%	0.00%	100.00%
CREATION COSTS					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025</i>	-	-	-	-	-
<i>FY 2026</i> ^[a]	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

Footnotes:

[a] Invoices received as of 2/28/2026

Table 3: Library		
	Total	

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> ^[a]		-
	\$	-

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> ^[a]		-
	\$	-

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		-
<i>FY 2026</i> ^[a]		-
	\$	-

Footnotes:

[a] Invoices received as of 2/28/2026

Table 4: Town Center Expenditures					
	City	County	Library	DSISD	Total

Cost Participation

Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%

DIRECT EXPENSES

FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023	2,522	2,522	2,522	-	7,565
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 97,065	\$ 97,065	\$ 97,065	\$ -	\$ 291,196

ALLOCATION OF INDIRECT EXPENSES

FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023	740	740	740	-	2,220
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 95,518	\$ 95,518	\$ 95,518	\$ -	\$ 286,555

MARKET/P3 STUDY EXPENSES ^[b]

FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 38,933	\$ -	\$ -	\$ 75,577	\$ 114,510

TOTAL EXPENSES

FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023	3,262	3,262	3,262	-	9,785
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

Footnotes:

[a] Invoices received as of 2/28/2026

[b] Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).

Table 5: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
FY 2022	52,604	52,604	-	-	105,208
FY 2023	110,395	110,395	-	-	220,791
FY 2024	128,709	128,709	-	-	257,417
FY 2025	183,677	183,677	-	-	367,355
FY 2026 ^[a]	6,560	6,560	-	-	13,120
	\$ 534,010	\$ 534,010	\$ -	\$ -	\$ 1,068,019
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
FY 2022	30,793	30,793	-	-	61,586
FY 2023	32,405	32,405	-	-	64,810
FY 2024	39,181	39,181	-	-	78,362
FY 2025	12,573	12,573	-	-	25,147
FY 2026 ^[a]	-	-	-	-	-
	\$ 153,018	\$ 153,018	\$ -	\$ -	\$ 306,036
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
FY 2022	83,397	83,397	-	-	166,794
FY 2023	142,800	142,800	-	-	285,601
FY 2024	167,889	167,889	-	-	335,779
FY 2025	196,251	196,251	-	-	392,502
FY 2026 ^[a]	6,560	6,560	-	-	13,120
	\$ 687,028	\$ 687,028	\$ -	\$ -	\$ 1,374,055

Footnotes:

[a] Invoices received as of 2/28/2026

Table 6: Triangle Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	33.33%	66.67%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	1,902	3,804	-	-	5,706
FY 2019	727	1,453	-	-	2,180
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 2,629	\$ 5,258	\$ -	\$ -	\$ 7,886
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	977	1,953	-	-	2,930
FY 2019	698	1,396	-	-	2,094
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 1,675	\$ 3,349	\$ -	\$ -	\$ 5,024
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	2,879	5,758	-	-	8,636
FY 2019	1,425	2,849	-	-	4,274
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

Footnotes:

[a] Invoices received as of 2/28/2026

Table 7: Downtown Parking Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020	11,678	-	-	-	11,678
FY 2021	23,095	-	-	-	23,095
FY 2022	-	-	-	-	-
FY 2023	1,667	-	-	-	1,667
FY 2024	80,039	-	-	-	80,039
FY 2025	5,903	-	-	-	5,903
FY 2026 ^[a]	-	-	-	-	-
	\$ 140,563	\$ -	\$ -	\$ -	\$ 140,563
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020	30,281	-	-	-	30,281
FY 2021	38,474	-	-	-	38,474
FY 2022	-	-	-	-	-
FY 2023	489	-	-	-	489
FY 2024	24,365	-	-	-	24,365
FY 2025	404	-	-	-	404
FY 2026 ^[a]	-	-	-	-	-
	\$ 111,477	\$ -	\$ -	\$ -	\$ 111,477
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020	41,960	-	-	-	41,960
FY 2021	61,569	-	-	-	61,569
FY 2022	-	-	-	-	-
FY 2023	2,156	-	-	-	2,156
FY 2024	104,404	-	-	-	104,404
FY 2025	6,307	-	-	-	6,307
FY 2026 ^[a]	-	-	-	-	-
	\$ 252,040	\$ -	\$ -	\$ -	\$ 252,040

Footnotes:

[a] Invoices received as of 2/28/2026

Table 8: Stephenson Building Expenditures

Total

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		28,948
<i>FY 2026</i> ^[a]		28,602
	\$	57,550

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		1,982
<i>FY 2026</i> ^[a]		-
	\$	1,982

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		30,929
<i>FY 2026</i> ^[a]		28,602
	\$	59,531

Footnotes:

[a] Invoices received as of 2/28/2026

Table 9: Downtown Restrooms Expenditures		
	Transfer to General	Total ^[c]

DIRECT EXPENSES

<i>FY 2017</i>	\$ -	\$ -
<i>FY 2018</i>	-	-
<i>FY 2019</i>	-	-
<i>FY 2020</i>	-	-
<i>FY 2021</i>	-	-
<i>FY 2022</i>	-	-
<i>FY 2023</i>	-	-
<i>FY 2024</i>	-	-
<i>FY 2025 ^[b]</i>	100,000	-
<i>FY 2026 ^[a]</i>	-	-
	\$ 100,000	\$ -

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$ -	\$ -
<i>FY 2018</i>	-	-
<i>FY 2019</i>	-	-
<i>FY 2020</i>	-	-
<i>FY 2021</i>	-	-
<i>FY 2022</i>	-	-
<i>FY 2023</i>	-	-
<i>FY 2024</i>	-	-
<i>FY 2025 ^[b]</i>	-	-
<i>FY 2026 ^[a]</i>	-	-
	\$ -	\$ -

TOTAL EXPENSES

<i>FY 2017</i>	\$ -	\$ -
<i>FY 2018</i>	-	-
<i>FY 2019</i>	-	-
<i>FY 2020</i>	-	-
<i>FY 2021</i>	-	-
<i>FY 2022</i>	-	-
<i>FY 2023</i>	-	-
<i>FY 2024</i>	-	-
<i>FY 2025 ^[b]</i>	100,000	-
<i>FY 2026 ^[a]</i>	-	-
	\$ 100,000	\$ -

Footnotes:

[a] Invoices received as of 2/28/2026

[b] Project Completed in FY 2025

[c] Total doesn't include Transfer to General

Table 10: Downtown Drainage, Roadway, Sidewalks Expenditures	
	Total

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		276,220
<i>FY 2026</i> ^[a]		6,311
	\$	282,531

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		18,908
<i>FY 2026</i> ^[a]		-
	\$	18,908

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025</i>		295,128
<i>FY 2026</i> ^[a]		6,311
	\$	301,439

Footnotes:

[a] Invoices received as of 2/28/2026

Table 11: Indirect Costs Summary							
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total		
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -		
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733		
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639		
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964		
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373		
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586		
FY 2023	\$ 50,393	\$ 17,127	\$ -	\$ -	\$ 67,519		
FY 2024	\$ 85,960	\$ 16,767	\$ -	\$ -	\$ 102,727		
FY 2025	\$ 32,086	\$ 14,356	\$ -	\$ -	\$ 46,441		
FY 2026 ^[a]	\$ 20,096	\$ 7,502	\$ -	\$ -	\$ 27,598		
Total	\$ 501,442	\$ 242,290	\$ 6,680	\$ 7,168	\$ 757,580		

Footnotes:

[a] Invoices received as of 2/28/2026

Table 12: TIRZ No. 1 - TIRZ Revenues												
Year	Total TIRZ Assessed Value ^[a]	Anarene/Double LL Assessed Value ^[a]	In City Only TIRZ Assessed Value ^[a]	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ City Revenue	TIRZ County Revenue - Anarene/Double LL	TIRZ County Revenue - In City	Total		
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430	\$ 39,906		
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001	\$ 136,924		
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608	\$ 213,296		
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855	\$ 278,332		
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901	\$ 286,189		
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030	\$ 335,805		
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229	\$ 421,266		
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631	\$ 562,714		
							\$ 763,064	\$ 682	\$ 1,510,686	\$ 2,274,432		

Footnotes:

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ 1 was expanded to include the Anarene/Double LL properties which caused the Base Value for property within the City to increase from \$37,912,603 to \$70,382,980 and the Base Value for property within or outside the City to increase from \$37,912,603 to \$71,930,830.

Table 12: TIRZ No. 1 - TIRZ Revenues											
Year	Total TIRZ Taxable Value ^[a]	Anarene/Double LL Taxable Value ^[a]	In City Only TIRZ Taxable Value ^[a]	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ County Revenue -				
							TIRZ City Revenue	Anarene/Double LL	TIRZ County Revenue- In City		Total
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430	\$ -	\$ 39,906
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001	\$ -	\$ 136,924
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608	\$ -	\$ 213,296
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855	\$ -	\$ 278,332
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901	\$ -	\$ 286,189
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030	\$ -	\$ 335,805
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229	\$ -	\$ 421,266
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631	\$ -	\$ 562,714
FY 2026	\$ 278,556,002	\$ 2,258,344	\$ 276,297,658	74.18%	74.53%	\$ 629,315	\$ 233,404	\$ 711	\$ 411,726	\$ -	\$ 645,841
							\$ 996,469	\$ 1,392	\$ 1,922,412	\$ -	\$ 2,920,273

Footnotes:

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ I was expanded to include additional properties, which caused the base value for property in the City to increase from \$37,912,603 to \$70,382,980. Included in the expansion were Anarene/Double L properties outside of the City, which caused those valuations in the County (only) to increase from \$37,912,603 to \$71,930,830.

Table 13: TIRZ No. 2 - TIRZ Revenues						
Year	Assessed Value [a]	Incremental Value %	Total City Collections [b]	TIRZ City Revenue	TIRZ County Revenue	Total
FY 2017	\$ 5,836,710	0.00%	\$ 20,858	\$ -	\$ -	\$ -
FY 2018	\$ 12,307,670	52.58%	\$ 22,745	\$ 4,345	\$ 14,398	\$ 18,743
FY 2019	\$ 28,732,478	79.69%	\$ 56,263	\$ 23,553	\$ 49,649	\$ 73,203
FY 2020	\$ 48,439,951	87.95%	\$ 91,643	\$ 40,473	\$ 90,255	\$ 130,728
FY 2021	\$ 72,915,989	92.00%	\$ 138,504	\$ 63,709	\$ 141,269	\$ 204,978
FY 2022	\$ 126,120,850	95.37%	\$ 239,630	\$ 114,270	\$ 232,569	\$ 346,839
FY 2023	\$ 278,803,689	97.91%	\$ 495,713	\$ 242,668	\$ 426,511	\$ 669,179
FY 2024	\$ 407,601,856	98.57%	\$ 700,260	\$ 345,116	\$ 617,714	\$ 962,830
FY 2025	\$ 412,755,994	98.59%	\$ 740,484	\$ 365,007	\$ 712,109	\$ 1,077,115
				\$ 1,199,140	\$ 2,284,474	\$ 3,483,615

Footnotes:

[a] Assessed Value per Hays Central Appraisal District.

Table 14: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES ^[a]	\$ 2,274,432
TIRZ NO. 2 CUMULATIVE REVENUES ^[a]	\$ 3,483,615
TOTAL TIRZ CUMULATIVE REVENUES ^[a]	\$ 5,758,046
LESS: CITY REIMBURSEMENT	\$ (482,631)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (1,734,870)
	\$ (2,753,208)
TOTAL REMAINING TIRZ REVENUE	\$ 3,004,838

Footnotes:

[a] Revenues received through FY 2025.

Table 15 - Reimbursements by Entity				
	Contribution Amount		Reimbursed to Date	Amount to be Reimbursed
Total	\$ 1,018,338	\$	1,018,338	\$ -
<i>City</i>	<i>\$ 482,631</i>	<i>\$</i>	<i>482,631</i>	<i>\$ -</i>
<i>County</i>	<i>\$ 290,000</i>	<i>\$</i>	<i>290,000</i>	<i>\$ -</i>
<i>Library</i>	<i>\$ 174,450</i>	<i>\$</i>	<i>174,450</i>	<i>\$ -</i>
<i>DSISD</i>	<i>\$ 71,257</i>	<i>\$</i>	<i>71,257</i>	<i>\$ -</i>

Table 16 - FY 2026 Estimated Ending Cash Balance

AVAILABLE CASH (INCLUDES FY25 TIRZ REVENUE)	\$	3,004,838
LESS: FY 2026 AMENDED BUDGET	\$	1,576,350
PLUS: FY 2026 BUDGET SPENT TO DATE	\$	48,033
REMAINING FY 2026 BUDGET	\$	1,624,384

ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (EXCLUDING FY2026 TIRZ REVENUE)	\$	4,629,222
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TIRZ NO. 1 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
TIRZ NO. 2 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
	\$	-

ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (INCLUDING FY 2026 TIRZ REVENUE)	\$	4,629,222
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USES OF FUNDS AVAILABLE AT END OF FY 2026

Balance Forward	\$	4,629,222
FY 2026 Adopted Budget	\$	1,576,350
	\$	3,052,871
Less: Fund Balance Reserve Requirement ^[a]	\$	(338,621)
Projected Cash Balance ^[b]	\$	2,714,250

Footnotes:

[a] Equal to one times the debt service requirement.

[b] Doesn't include anticipated FY 2026 revenues not yet received.