



**CITY OF LA MARQUE
TIRZ
AGENDA
of
May 21, 2025**

Notice is hereby given that the TIRZ #2 Board of the City of La Marque, Texas will conduct a Meeting on **May 21, 2025**, beginning at **3:00 PM** at **1109-B Bayou Road La Marque, Texas as well as via videoconference hosted through Zoom (bczoom.cityoflamarque.org)**. In accordance with Section 551.127(b) of the Texas Local Government Code the presiding officer and a quorum of the TIRZ #2 Board intend to be and will be physically present at 1109-B Bayou Road, La Marque, Texas. This location will be open to the public.

The Board will meet for the purpose of considering the following agenda:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PRESENTATIONS
 - 3.I. Updated Draft TIRZ plan - Sue Darcy
 - 3.II. Civil Engineering Proposal - ADICO
4. REPORTS
 - 4.I. Finance Reports
5. CITIZENS PARTICIPATION
LIMITED TO THREE MINUTES PER PERSON

Comments from the public will be heard at this time. Any person with city-related business who has signed up may speak to Council (limited to three (3) minutes). If wishing to speak give the Mayor or presiding officer your full legal name and the item you wish to speak about. In compliance with Texas Open Meeting Act, the City may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. *Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the mayor will call on you in turn.*

6. MINUTES

6.I. TIRZ Board Minutes 01.29.2025

6.II. TIRZ Board Minutes 12.18.2024

7. NEW BUSINESS

Items presented to the Council for discussion and possible action:

7.I. Reviewing updated Draft TIRZ plan presented by Sue Darcy

8. EXECUTIVE SESSION

The City Council for the City of La Marque, Texas reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney), 551.072(Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development)

9. ACTIONS TAKEN FROM EXECUTIVE SESSION

10. REQUESTS AND ANNOUNCEMENTS

11. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas on May 15, 2025 by 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk

FINAL PROJECT PLAN AND
REINVESTMENT ZONE FINANCING PLAN
FOR
TAX INCREMENT REINVESTMENT ZONE NO. 2
CITY OF LA MARQUE

May 21, 2025

Prepared by

marshdarcy
PARTNERS

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1. OVERVIEW

1.1 Background

The Omega Bay subdivision was constructed in several sections over a number of years within the City of La Marque, Texas. The subdivision consists of approximately 289 single family homes. The City of La Marque Tax Increment Reinvestment Zone #2 is coincident with the boundaries of the subdivision encompassing approximately 73.1 acres.

The location of La Marque Tax Increment Reinvestment Zone #2 within the City of La Marque is shown in Figure 1.

Figure 1 – Vicinity Map



1.2 The Challenge

The streets within Omega Bay were originally platted as private streets and have been maintained as a private obligation of the home owners association funded by property owner assessments. Over time, affordable assessments have proven to be inadequate to fund a level of maintenance on par with the standards in other parts of the City. The roadway infrastructure condition within the subdivision has degraded to the point that complete reconstruction of the roadways is necessary.

1.3 Responding to the Challenge

The City Council created Tax Increment Reinvestment Zone #2 (TIRZ) to create a funding mechanism to rebuild the streets to current minimum standards by Ordinance O-2019-002, adopted on February 11, 2019. The TIRZ will establish a dedicated revenue stream to fund the road improvements which will not negatively impact the overall financial resources of the City which are needed to provide services throughout the City.

2. PROJECT PLAN

This Project Plan and Reinvestment Zone Financing Plan (“The Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the Tax Increment Reinvestment Zone Number 2, La Marque, Texas.

The TIRZ will allow the City and other participating entities, if any, to partner with each other to fund the necessary road improvements. It is anticipated that the natural appreciation of property values will provide the primary source of tax increment to fund the improvements. In the long run, improving the condition of the roadways will also tend to improve and stabilize property values. The road improvement projects are expected to be funded directly by the TIRZ as funds accrue and become available. TIRZ funds will not be expended on physical improvements until the ownership of the road rights-of-way is conveyed to the City or other public entity.

2.1 Existing Uses and Conditions, Proposed Use (311.011(b)(1))

Existing uses within the TIRZ are residential and it is expected that future uses will continue to be residential. The properties are predominantly built out with the homes generally being in good condition. The roadways, and some associated bulkheads, are in poor condition and in need of complete reconstruction.

2.2 Changes to Municipal Ordinances Required (311.011(b)(2))

There are no contemplated changes to the City’s Code of Ordinances, zoning ordinances, master plan, building codes, or subdivision rules and regulations necessary to implement the Plan.

2.3 Non-Project Costs (311.011(b)(3))

There are no contemplated non-project costs associated with implementation of the TIRZ. However, Galveston County MUD 12 is responsible for maintenance and operation of the water, sanitary sewer, and drainage facilities within the proposed TIRZ. If it becomes necessary to modify any MUD facilities during reconstruction of the roadways, the MUD will be asked to fund such work.

2.4 Method of Relocation (311.011(b)(4))

There will be no relocations required to implement the TIRZ.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ will provide a funding mechanism for complete reconstruction of the roadways within the Zone. The TIRZ may fund all or a portion of the eligible projects.

3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs in Table 1 below comply with the categories established in Section 311.02 of the Texas Tax Code. The project cost estimates are approximate based on preliminary engineer's estimates of probable costs and are expressed in year 2025 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and paid for as funds are available from increment or other sources. The intent is to complete roadway reconstruction projects in logical discrete packages, such as a on a block by block basis or other method of prioritization, as can be funded from tax increment revenues notwithstanding whether the costs or tax increment exceed the estimates herein and costs may be moved among line items. The expenditure of all TIRZ funds will conform to City of La Marque expenditure policies.

Table 1

Project Description	Project Cost Estimate
Street Reconstruction - Complete Concrete Reconstruction	\$5,500,000
Professional Services Engineering, Surveying, Geotechnical (20% of construction)	\$1,100,000
Creation Costs and Zone Administration	\$200,000
Total Estimated Project Costs	\$6,800,000

In conjunction with the projects described above, the following categories established in Section 311.002 (1) of the Texas Tax Code as eligible project costs are considered eligible project costs. The TIRZ will fund project costs consistent with this Plan at the earliest feasible and practicable date(s), upon approval of the Board of Directors of the TIRZ.

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for roadway reconstruction, including adjoining bulkheads that have direct support for the road support structure; i.e., where bulkhead function is supporting road shoulder or road base and is not owned by individual property resident. This would include the dead-end roads terminating at a canal.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Professional Services* incurred for architectural, planning, engineering, legal, landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping,

tax role verification, environmental, archaeological, and other services and advice necessary to a project.

- *Financing Costs* related to city interest, other financing interest, legal fees, underwriter’s fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

The proposed public improvements include the complete concrete reconstruction of all streets within the Zone. The reconstruction may be completed in phases commensurate with available funds and based on the most advantageous sequencing.

3.3 Economic Feasibility (311.011(c)(3))

Marsh Darcy Partners prepared an analysis of the property value growth within Omega Bay for the five years since the creation of the Zone as shown in Table 2.

Table 2

	2020	2021	2022	2023	2024	Average
Total Taxable Value	\$ 70,654,176	\$ 79,627,335	\$ 89,358,333	\$ 100,650,341	\$ 107,473,261	NA
Change from Prior	NA	\$ 8,973,159	\$ 9,730,998	\$ 11,292,008	\$ 6,822,920	\$ 9,204,771
% Change from Prior	NA	12.7%	12.2%	12.6%	6.8%	11%

The average annual property value increase during this period was 11.0%. Recognizing that growth of that magnitude is not likely to be sustained for a 30-year period, an annual taxable value growth rate of 4% is projected. A 4% annual growth rate will yield approximately \$11.6 million in City incremental revenue during the 30-year life of the proposed Zone.

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

It is not anticipated that bonds, notes or other obligations will be issued. However, the City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues up to the maximum amount that may be financed by available increment. The use of the proceeds of such bonds would be limited to the eligible project costs defined in this Plan.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(5))

Obligations will be incurred as increment is available to fund design and/or construction of the eligible street reconstruction projects or a subset of the eligible street reconstruction.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary source of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. Table 3 below shows the maximum participation rate of the City. This Plan does not preclude the lawful participation by any other taxing entity which may choose to participate in the Zone at any time.

Table 3

Jurisdiction	% Participation	Duration
City of La Marque	100%	30 Years

To ensure timely construction of public improvements, both pay-as-you-go and various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2019 Galveston Central Appraisal District certified tax roll, the total taxable value of all real property in the TIRZ is \$67,979,945. The Zone was created in 2019 so base year value is \$67,979,945.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

Table 4, on the following page, shows the Captured Appraised Value and the resulting revenue from the City for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone was created for a 30-year period in 2019, with the final payment of increment being payable on values and at rates for tax year 2049, which revenue will be paid in budget year 2050, which ends September 30, 2050.

Table 4

TIRZ Year	Tax Year	Incremental Value Projection		Increment Revenue Projection		
		Taxable Value	Incremental Value	Tax Rate	Annual Incremental Revenue	Cumulative Revenue
1	2020	\$70,654,176	\$2,674,231	\$0.5507	\$7,168	\$7,168
2	2021	\$79,627,335	\$11,647,390	\$0.5508	\$63,674	\$70,842
3	2022	\$89,358,333	\$21,378,388	\$0.4616	\$97,075	\$167,917
4	2023	\$100,650,341	\$32,670,396	\$0.4180	\$133,973	\$301,890
5	2024	\$107,473,261	\$39,493,316	\$0.4180	\$143,617	\$445,507
6	2025	\$111,772,000	\$43,792,055	\$0.4180	\$176,644	\$622,151
7	2026	\$116,243,000	\$48,263,055	\$0.4180	\$194,679	\$816,830
8	2027	\$120,893,000	\$52,913,055	\$0.4180	\$213,435	\$1,030,265
9	2028	\$125,729,000	\$57,749,055	\$0.4000	\$222,911	\$1,253,177
10	2029	\$130,758,000	\$62,778,055	\$0.4000	\$242,323	\$1,495,500
11	2030	\$135,988,000	\$68,008,055	\$0.4000	\$262,511	\$1,758,011
12	2031	\$141,428,000	\$73,448,055	\$0.3900	\$276,422	\$2,034,433
13	2032	\$147,085,000	\$79,105,055	\$0.3900	\$297,712	\$2,332,145
14	2033	\$152,968,000	\$84,988,055	\$0.3900	\$319,853	\$2,651,997
15	2034	\$159,087,000	\$91,107,055	\$0.3900	\$342,881	\$2,994,879
16	2035	\$165,450,000	\$97,470,055	\$0.3900	\$366,829	\$3,361,707
17	2036	\$172,068,000	\$104,088,055	\$0.3900	\$391,735	\$3,753,443
18	2037	\$178,951,000	\$110,971,055	\$0.3900	\$417,640	\$4,171,082
19	2038	\$186,109,000	\$118,129,055	\$0.3900	\$444,579	\$4,615,661
20	2039	\$193,553,000	\$125,573,055	\$0.3900	\$472,594	\$5,088,255
21	2040	\$201,295,000	\$133,315,055	\$0.3900	\$501,731	\$5,589,986
22	2041	\$209,347,000	\$141,367,055	\$0.3900	\$532,035	\$6,122,021
23	2042	\$217,721,000	\$149,741,055	\$0.3900	\$563,550	\$6,685,572
24	2043	\$226,430,000	\$158,450,055	\$0.3900	\$596,327	\$7,281,898
25	2044	\$235,487,000	\$167,507,055	\$0.3900	\$630,413	\$7,912,311
26	2045	\$244,906,000	\$176,926,055	\$0.3900	\$665,861	\$8,578,172
27	2046	\$254,702,000	\$186,722,055	\$0.3900	\$702,728	\$9,280,901
28	2047	\$264,890,000	\$196,910,055	\$0.3900	\$741,071	\$10,021,972
29	2048	\$275,486,000	\$207,506,055	\$0.3900	\$780,949	\$10,802,921
30	2049	\$286,505,000	\$218,525,055	\$0.3900	\$822,419	\$11,625,340
				Totals		
				\$11,625,340		

Notes:

Years 2020-2024 taxable value, incremental value, and TIRZ revenue per actual Galveston County Tax Office reports (4/10/25).

Base Year Value (2019): \$67,979,945

Assumed Property Tax Rate: Per Stifel Public Finance Projection 10/22/24

City TIRZ Participation Rate: 100%

Property Tax Collection Rate: 96.5%

Annual Taxable Value Growth Rate: 4%

APPENDIX A

TIRZ Boundary Legal Description

Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, A, B, C, D, E, F, and, G of the Omega Bay Subdivision in the S.C. Bundick League and the J.C. League, Galveston county, Texas.

GALVESTON COUNTY PAYMENT REPORT

Request Seq: 4815738

Year: 2024, As Of Date: 03/31/2025

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Run Date: 04/14/2025 07:41:17AM

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Tifidno 16 REINVESTMENT ZONE 2

Year: 2024

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142681	332	1,426.61	1,426.61	0.00	408.83	1,017.78	1,017.78	0.00	1,017.78	408.83	0.00	0.00	
	Current Taxable: 377,372		Base Value: 274,780										408.83
142682	332	623.87	623.87	0.00	408.50	215.37	215.37	0.00	215.37	408.50	0.00	0.00	
	Current Taxable: 271,239		Base Value: 168,730										408.50
142683	332	1,049.21	524.59	524.62	344.06	705.15	352.56	180.56	524.59	0.00	0.00	0.00	
	Current Taxable: 263,288		Base Value: 176,950										0.00
142684	332	1,454.97	1,454.97	0.00	559.85	895.12	895.12	0.00	895.12	559.85	101.85	0.00	
	Current Taxable: 365,110		Base Value: 224,620										559.85
142685	332	1,758.21	1,758.21	0.00	674.97	1,083.24	1,083.24	0.00	1,083.24	674.97	0.00	0.00	
	Current Taxable: 441,207		Base Value: 271,830										674.97
142686	332	407.99	407.99	0.00	294.21	113.78	113.78	0.00	113.78	294.21	0.00	0.00	
	Current Taxable: 102,380		Base Value: 28,550										294.21
142687	332	1,836.16	1,836.16	0.00	524.77	1,311.39	1,311.39	0.00	1,311.39	524.77	0.00	0.00	
	Current Taxable: 460,767		Base Value: 329,080										524.77
142688	332	1,650.54	1,650.54	0.00	550.76	1,099.78	1,099.78	0.00	1,099.78	550.76	0.00	0.00	
	Current Taxable: 474,529		Base Value: 336,320										550.76
142690	332	1,605.32	1,605.32	0.00	843.55	761.77	761.77	0.00	761.77	843.55	0.00	0.00	
	Current Taxable: 402,840		Base Value: 191,160										843.55
142691	332	2,370.04	2,370.04	0.00	1,266.20	1,103.84	1,103.84	0.00	1,103.84	1,266.20	0.00	0.00	
	Current Taxable: 594,740		Base Value: 277,000										1,266.20
142692	332	1,760.30	1,760.30	0.00	821.67	938.63	938.63	0.00	938.63	821.67	0.00	0.00	
	Current Taxable: 441,730		Base Value: 235,540										821.67
142693	332	1,336.57	1,336.57	0.00	579.46	757.11	757.11	0.00	757.11	579.46	0.00	0.00	
	Current Taxable: 335,400		Base Value: 189,990										579.46
142694	332	896.29	896.29	0.00	589.07	307.22	307.22	0.00	307.22	589.07	0.00	0.00	
	Current Taxable: 336,851		Base Value: 189,030										589.07
142695	332	1,354.51	1,354.51	0.00	640.71	713.80	713.80	0.00	713.80	640.71	0.00	0.00	
	Current Taxable: 339,901		Base Value: 179,120										640.71
142696	332	970.21		970.21	265.30	704.91	0.00	704.91	0.00	0.00	0.00	0.00	
	Current Taxable: 243,465		Base Value: 176,890										0.00
142697	332	1,152.60	1,152.60	0.00	400.39	752.21	752.21	0.00	752.21	400.39	0.00	0.00	
	Current Taxable: 289,234		Base Value: 188,760										400.39
142698	332	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-758.79	
	Current Taxable: 0		Base Value: 190,410										-758.79
142699	332	775.71	775.71	0.00	328.89	446.82	446.82	0.00	446.82	328.89	0.00	0.00	
	Current Taxable: 284,533		Base Value: 202,000										328.89
142700	332	1,522.27	1,522.27	0.00	605.00	917.27	917.27	0.00	917.27	605.00	0.00	0.00	
	Current Taxable: 382,000		Base Value: 230,180										605.00
142701	332	2,620.20	2,620.20	0.00	697.03	1,923.17	1,923.17	0.00	1,923.17	697.03	0.00	0.00	
	Current Taxable: 657,514		Base Value: 482,600										697.03
142703	332	1,446.68	1,446.68	0.00	661.34	785.34	785.34	0.00	785.34	661.34	0.00	0.00	
	Current Taxable: 465,957		Base Value: 300,000										661.34
142704	332	407.99	407.99	0.00	268.51	139.48	139.48	0.00	139.48	268.51	0.00	0.00	
	Current Taxable: 102,380		Base Value: 35,000										268.51
142705	332	2,490.20	2,490.20	0.00	2,179.09	311.11	311.11	0.00	311.11	2,179.09	0.00	0.00	
	Current Taxable: 624,891		Base Value: 78,070										2,179.09
142706	332	812.31	812.31	0.00	351.33	460.98	460.98	0.00	460.98	351.33	56.86	0.00	
	Current Taxable: 268,984		Base Value: 180,820										351.33

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Tifidno 16 REINVESTMENT ZONE 2

Year: 2024

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142708	332	2,140.43	2,140.43	0.00	808.24	1,332.19	1,332.19	0.00	1,332.19	808.24	0.00	0.00	
	Current Taxable: 587,070		Base Value: 384,250										808.24
142709	332	1,583.20	1,583.20	0.00	419.58	1,163.62	1,163.62	0.00	1,163.62	419.58	0.00	0.00	
	Current Taxable: 397,290		Base Value: 292,000										419.58
142710	332	573.92	286.96	286.96	342.99	230.93	115.47	0.00	230.93	56.03	0.00	0.00	
	Current Taxable: 267,389		Base Value: 181,320										56.03
142711	332	1,783.08	1,783.08	0.00	627.42	1,155.66	1,155.66	0.00	1,155.66	627.42	0.00	0.00	
	Current Taxable: 447,446		Base Value: 290,000										627.42
142712	332	1,465.13	1,465.13	0.00	502.59	962.54	962.54	0.00	962.54	502.59	0.00	0.00	
	Current Taxable: 367,660		Base Value: 241,540										502.59
142713	332	1,470.47	1,102.86	367.61	494.58	975.89	731.92	0.00	975.89	126.97	0.00	0.00	
	Current Taxable: 369,000		Base Value: 244,890										126.97
142714	332	1,267.23	1,267.23	0.00	490.59	776.64	776.64	0.00	776.64	490.59	0.00	0.00	
	Current Taxable: 318,000		Base Value: 194,890										490.59
142717	332	280.40		280.40	468.12	-187.72	0.00	0.00	-187.72	187.72	0.00	0.00	
	Current Taxable: 411,849		Base Value: 294,380										187.72
142718	332	1,900.09	1,900.09	0.00	1,192.08	708.01	708.01	0.00	708.01	1,192.08	0.00	0.00	
	Current Taxable: 476,810		Base Value: 177,670										1,192.08
142719	332	981.53	981.53	0.00	405.47	576.06	576.06	0.00	576.06	405.47	0.00	0.00	
	Current Taxable: 311,750		Base Value: 210,000										405.47
142720	332	1,055.00	527.50	527.50	400.89	654.11	327.06	126.61	527.50	0.00	0.00	0.00	
	Current Taxable: 313,419		Base Value: 212,820										0.00
142721	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,002.43	
	Current Taxable: 0		Base Value: 251,550										-1,002.43
142722	332	828.35	828.35	0.00	635.97	192.38	192.38	0.00	192.38	635.97	0.00	0.00	
	Current Taxable: 541,210		Base Value: 381,620										635.97
142723	332	1,872.95	1,872.95	0.00	640.95	1,232.00	1,232.00	0.00	1,232.00	640.95	0.00	0.00	
	Current Taxable: 470,000		Base Value: 309,160										640.95
142724	332	1,599.87	1,599.87	0.00	404.10	1,195.77	1,195.77	0.00	1,195.77	404.10	0.00	0.00	
	Current Taxable: 406,064		Base Value: 304,660										404.10
142726	332	1,526.26	1,526.26	0.00	578.50	947.76	947.76	0.00	947.76	578.50	0.00	0.00	
	Current Taxable: 383,000		Base Value: 237,830										578.50
142727	332	1,216.07	1,216.07	0.00	531.31	684.76	684.76	0.00	684.76	531.31	0.00	0.00	
	Current Taxable: 443,328		Base Value: 310,000										531.31
142728	332	1,586.49	1,586.49	0.00	452.33	1,134.16	1,134.16	0.00	1,134.16	452.33	0.00	0.00	
	Current Taxable: 453,509		Base Value: 340,000										452.33
142729	332	1,406.87	1,406.87	0.00	603.81	803.06	803.06	0.00	803.06	603.81	0.00	0.00	
	Current Taxable: 438,191		Base Value: 286,670										603.81
142730	332	1,228.72	1,228.72	0.00	454.32	774.40	774.40	0.00	774.40	454.32	0.00	0.00	
	Current Taxable: 326,266		Base Value: 212,260										454.32
142731	332	856.56		856.56	524.93	331.63	0.00	331.63	0.00	0.00	0.00	0.00	
	Current Taxable: 376,897		Base Value: 245,170										0.00
142733	332	1,772.69	1,772.69	0.00	819.96	952.73	952.73	0.00	952.73	819.96	0.00	0.00	
	Current Taxable: 444,840		Base Value: 239,080										819.96
142734	332	2,302.54	2,302.54	0.00	836.13	1,466.41	1,466.41	0.00	1,466.41	836.13	0.00	0.00	
	Current Taxable: 577,800		Base Value: 367,980										836.13
142735	332	593.33	593.33	0.00	308.81	284.52	284.52	0.00	284.52	308.81	0.00	0.00	
	Current Taxable: 236,262		Base Value: 158,770										308.81

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Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142736	332	2,108.67	2,108.67	0.00	819.16	1,289.51	1,289.51	0.00	1,289.51	819.16	0.00	0.00	
	Current Taxable: 529,150		Base Value: 323,590										819.16
142737	332	1,420.26	1,420.26	0.00	708.50	711.76	711.76	0.00	711.76	708.50	0.00	0.00	
	Current Taxable: 402,861		Base Value: 225,070										708.50
142738	332	1,409.82	1,409.82	0.00	758.15	651.67	651.67	0.00	651.67	758.15	0.00	0.00	
	Current Taxable: 353,780		Base Value: 163,530										758.15
142739	332	632.35	632.35	0.00	326.62	305.73	305.73	0.00	305.73	326.62	0.00	0.00	
	Current Taxable: 258,692		Base Value: 176,730										326.62
142742	332	373.52	373.52	0.00	205.63	167.89	167.89	0.00	167.89	205.63	0.00	0.00	
	Current Taxable: 93,732		Base Value: 42,130										205.63
142744	332	1,494.15	1,494.15	0.00	507.22	986.93	986.93	0.00	986.93	507.22	0.00	0.00	
	Current Taxable: 374,942		Base Value: 247,660										507.22
142746	332	1,841.46	1,841.46	0.00	600.07	1,241.39	1,241.39	0.00	1,241.39	600.07	0.00	0.00	
	Current Taxable: 520,371		Base Value: 369,790										600.07
142747	332	620.42	620.42	0.00	485.61	134.81	134.81	0.00	134.81	485.61	0.00	0.00	
	Current Taxable: 301,459		Base Value: 179,600										485.61
142748	332	407.99	407.99	0.00	276.84	131.15	131.15	0.00	131.15	276.84	0.00	0.00	
	Current Taxable: 102,380		Base Value: 32,910										276.84
142750	332	1,774.84	1,774.84	0.00	555.43	1,219.41	1,219.41	0.00	1,219.41	555.43	0.00	0.00	
	Current Taxable: 461,630		Base Value: 322,250										555.43
142751	332	903.43	900.19	3.24	328.76	574.67	572.61	0.00	574.67	325.52	81.02	0.00	
	Current Taxable: 365,000		Base Value: 282,500										325.52
142752	332	1,213.04	1,213.04	0.00	317.05	895.99	895.99	0.00	895.99	317.05	0.00	0.00	
	Current Taxable: 304,401		Base Value: 224,840										317.05
142753	332	1,648.57	1,648.57	0.00	572.50	1,076.07	1,076.07	0.00	1,076.07	572.50	0.00	0.00	
	Current Taxable: 413,694		Base Value: 270,030										572.50
142754	332	1,350.92	1,350.92	0.00	646.05	704.87	704.87	0.00	704.87	646.05	0.00	0.00	
	Current Taxable: 339,000		Base Value: 176,880										646.05
142755	332	1,569.18	1,569.18	0.00	581.75	987.43	987.43	0.00	987.43	581.75	0.00	0.00	
	Current Taxable: 393,770		Base Value: 247,785										581.75
142756	332	1,633.85	1,633.85	0.00	703.87	929.98	929.98	0.00	929.98	703.87	0.00	0.00	
	Current Taxable: 410,000		Base Value: 233,370										703.87
142757	332	2,043.91	2,043.91	0.00	765.36	1,278.55	1,278.55	0.00	1,278.55	765.36	0.00	0.00	
	Current Taxable: 512,900		Base Value: 320,840										765.36
142759	332	1,623.19	1,623.19	0.00	489.22	1,133.97	1,133.97	0.00	1,133.97	489.22	0.00	0.00	
	Current Taxable: 407,325		Base Value: 284,560										489.22
142760	332	1,818.42	909.21	909.21	932.79	885.63	442.82	0.00	885.63	23.58	0.00	0.00	
	Current Taxable: 456,315		Base Value: 222,240										23.58
142761	332	1,515.85	1,515.85	0.00	439.90	1,075.95	1,075.95	0.00	1,075.95	439.90	0.00	0.00	
	Current Taxable: 380,388		Base Value: 270,000										439.90
142763	332	2,780.58	2,780.58	0.00	1,186.58	1,594.00	1,594.00	0.00	1,594.00	1,186.58	0.00	0.00	
	Current Taxable: 697,760		Base Value: 400,000										1,186.58
142764	332	1,732.32	1,732.32	0.00	467.28	1,265.04	1,265.04	0.00	1,265.04	467.28	0.00	0.00	
	Current Taxable: 434,709		Base Value: 317,450										467.28
142765	332	2,067.67	2,067.67	0.00	752.62	1,315.05	1,315.05	0.00	1,315.05	752.62	0.00	0.00	
	Current Taxable: 518,862		Base Value: 330,000										752.62
142766	332	1,317.83	1,317.83	0.00	332.49	985.34	985.34	0.00	985.34	332.49	0.00	0.00	
	Current Taxable: 330,696		Base Value: 247,260										332.49

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Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142767	332	1,778.46	1,778.46	0.00	445.99	1,332.47	1,332.47	0.00	1,332.47	445.99	0.00	0.00	
	Current Taxable: 446,288		Base Value: 334,370										445.99
142768	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-923.45	
	Current Taxable: 0		Base Value: 231,730										-923.45
142769	332	1,071.17	1,071.17	0.00	661.03	410.14	410.14	0.00	410.14	661.03	0.00	0.00	
	Current Taxable: 390,510		Base Value: 224,630										661.03
142771	332	928.21	928.21	0.00	531.89	396.32	396.32	0.00	396.32	531.89	0.00	0.00	
	Current Taxable: 397,372		Base Value: 263,900										531.89
142772	332	1,566.05	1,566.05	0.00	434.27	1,131.78	1,131.78	0.00	1,131.78	434.27	0.00	0.00	
	Current Taxable: 392,985		Base Value: 284,010										434.27
142773	332	1,374.83	1,374.83	0.00	690.00	684.83	684.83	0.00	684.83	690.00	0.00	0.00	
	Current Taxable: 345,000		Base Value: 171,850										690.00
142775	332	1,851.39	925.68	925.71	526.61	1,324.78	662.38	399.10	925.68	0.00	0.00	0.00	
	Current Taxable: 464,588		Base Value: 332,440										0.00
142776	332	2,004.40	2,004.40	0.00	646.59	1,357.81	1,357.81	0.00	1,357.81	646.59	0.00	0.00	
	Current Taxable: 502,985		Base Value: 340,730										646.59
142777	332	403.36	403.36	0.00	284.33	119.03	119.03	0.00	119.03	284.33	0.00	0.00	
	Current Taxable: 101,220		Base Value: 29,870										284.33
142778	332	2,183.63	1,091.81	1,091.82	970.15	1,213.48	606.74	121.67	1,091.81	0.00	0.00	0.00	
	Current Taxable: 547,960		Base Value: 304,510										0.00
142779	332	2,708.29	2,708.29	0.00	1,267.27	1,441.02	1,441.02	0.00	1,441.02	1,267.27	0.00	0.00	
	Current Taxable: 679,620		Base Value: 361,610										1,267.27
142781	332	407.99	407.99	0.00	256.28	151.71	151.71	0.00	151.71	256.28	0.00	0.00	
	Current Taxable: 102,380		Base Value: 38,070										256.28
142782	332	1,411.30	699.53	711.77	501.92	909.38	450.75	209.85	699.53	0.00	56.01	0.00	
	Current Taxable: 354,153		Base Value: 228,200										0.00
142783	332	1,969.44	1,969.44	0.00	611.40	1,358.04	1,358.04	0.00	1,358.04	611.40	0.00	0.00	
	Current Taxable: 574,425		Base Value: 421,000										611.40
142784	332	1,265.73	1,265.73	0.00	415.88	849.85	849.85	0.00	849.85	415.88	0.00	0.00	
	Current Taxable: 317,622		Base Value: 213,260										415.88
142785	332	917.29	917.29	0.00	678.42	238.87	238.87	0.00	238.87	678.42	0.00	0.00	
	Current Taxable: 429,092		Base Value: 258,850										678.42
142786	332	1,432.77	1,432.77	0.00	526.22	906.55	906.55	0.00	906.55	526.22	0.00	0.00	
	Current Taxable: 359,540		Base Value: 227,490										526.22
142788	332	1,724.03	1,724.03	0.00	609.59	1,114.44	1,114.44	0.00	1,114.44	609.59	155.16	0.00	
	Current Taxable: 432,630		Base Value: 279,660										609.59
142789	332	1,394.00	1,045.50	348.50	510.12	883.88	662.91	0.00	883.88	161.62	0.00	0.00	
	Current Taxable: 349,810		Base Value: 221,800										161.62
142790	332	1,335.78	1,335.78	0.00	738.94	596.84	596.84	0.00	596.84	738.94	0.00	0.00	
	Current Taxable: 335,200		Base Value: 149,770										738.94
142791	332	1,537.78	1,537.78	0.00	753.96	783.82	783.82	0.00	783.82	753.96	0.00	0.00	
	Current Taxable: 385,890		Base Value: 196,690										753.96
142792	332	1,591.21	1,591.21	0.00	214.15	1,377.06	1,377.06	0.00	1,377.06	214.15	0.00	0.00	
	Current Taxable: 399,300		Base Value: 345,560										214.15
142793	332	1,984.53	1,984.53	0.00	613.45	1,371.08	1,371.08	0.00	1,371.08	613.45	0.00	0.00	
	Current Taxable: 498,000		Base Value: 344,060										613.45
142794	332	1,376.46	688.40	688.06	684.68	691.78	345.98	3.38	688.40	0.00	0.00	0.00	
	Current Taxable: 364,175		Base Value: 192,360										0.00

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142795	332	1,129.36	1,129.36	0.00	466.37	662.99	662.99	0.00	662.99	466.37	0.00	0.00	
	Current Taxable: 283,402		Base Value: 166,370										466.37
142796	332	1,502.27	1,502.27	0.00	717.66	784.61	784.61	0.00	784.61	717.66	0.00	0.00	
	Current Taxable: 376,980		Base Value: 196,890										717.66
142797	332	2,331.23	2,331.23	0.00	1,037.02	1,294.21	1,294.21	0.00	1,294.21	1,037.02	0.00	0.00	
	Current Taxable: 585,000		Base Value: 324,770										1,037.02
142798	332	1,525.27	1,525.27	0.00	614.29	910.98	910.98	0.00	910.98	614.29	0.00	0.00	
	Current Taxable: 382,751		Base Value: 228,602										614.29
142799	332	509.48	509.48	0.00	347.18	162.30	162.30	0.00	162.30	347.18	0.00	0.00	
	Current Taxable: 253,641		Base Value: 166,520										347.18
142800	332	1,526.23	1,526.23	0.00	396.60	1,129.63	1,129.63	0.00	1,129.63	396.60	106.84	0.00	
	Current Taxable: 382,994		Base Value: 283,470										396.60
142801	332	2,015.62	2,015.62	0.00	479.64	1,535.98	1,535.98	0.00	1,535.98	479.64	0.00	0.00	
	Current Taxable: 505,800		Base Value: 385,440										479.64
142802	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-910.18	
	Current Taxable: 0		Base Value: 228,400										-910.18
142803	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,372.36	
	Current Taxable: 0		Base Value: 344,380										-1,372.36
142804	332	1,368.52	1,368.52	0.00	605.43	763.09	763.09	0.00	763.09	605.43	0.00	0.00	
	Current Taxable: 343,418		Base Value: 191,490										605.43
142805	332	1,402.25	1,402.25	0.00	706.66	695.59	695.59	0.00	695.59	706.66	0.00	0.00	
	Current Taxable: 351,880		Base Value: 174,550										706.66
142806	332	1,548.73	1,548.73	0.00	1,548.73	0.00	0.00	0.00	0.00	1,548.73	0.00	0.00	
	Current Taxable: 388,640		Base Value: 0										1,548.73
142807	332	2,060.25	2,060.25	0.00	558.62	1,501.63	1,501.63	0.00	1,501.63	558.62	0.00	0.00	
	Current Taxable: 517,000		Base Value: 376,820										558.62
142808	332	1,505.74	1,505.74	0.00	648.32	857.42	857.42	0.00	857.42	648.32	0.00	0.00	
	Current Taxable: 377,850		Base Value: 215,160										648.32
142809	332	1,464.41	1,464.41	0.00	507.21	957.20	957.20	0.00	957.20	507.21	0.00	0.00	
	Current Taxable: 367,480		Base Value: 240,200										507.21
142810	332	2,371.08	2,371.08	0.00	827.05	1,544.03	1,544.03	0.00	1,544.03	827.05	0.00	0.00	
	Current Taxable: 595,000		Base Value: 387,460										827.05
142811	332	1,683.51	1,683.51	0.00	733.64	949.87	949.87	0.00	949.87	733.64	0.00	0.00	
	Current Taxable: 422,460		Base Value: 238,360										733.64
142813	332	1,028.67	1,028.67	0.00	286.35	742.32	742.32	0.00	742.32	286.35	0.00	0.00	
	Current Taxable: 258,136		Base Value: 186,280										286.35
142814	332	1,440.29	1,440.29	0.00	785.95	654.34	654.34	0.00	654.34	785.95	0.00	0.00	
	Current Taxable: 361,427		Base Value: 164,200										785.95
142815	332	1,173.72	1,173.72	0.00	363.21	810.51	810.51	0.00	810.51	363.21	0.00	0.00	
	Current Taxable: 294,534		Base Value: 203,390										363.21
142816	332	1,334.62	1,334.62	0.00	569.86	764.76	764.76	0.00	764.76	569.86	120.12	0.00	
	Current Taxable: 334,910		Base Value: 191,910										569.86
142817	332	1,470.31	1,470.31	0.00	528.97	941.34	941.34	0.00	941.34	528.97	0.00	0.00	
	Current Taxable: 368,960		Base Value: 236,220										528.97
142818	332	612.95	306.48	306.47	322.95	290.00	145.00	0.00	290.00	16.48	0.00	0.00	
	Current Taxable: 248,150		Base Value: 167,110										16.48
142819	332	1,475.84	1,475.84	0.00	517.04	958.80	958.80	0.00	958.80	517.04	0.00	0.00	
	Current Taxable: 370,347		Base Value: 240,600										517.04

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142820	332	916.33	916.33	0.00	237.13	679.20	679.20	0.00	679.20	237.13	0.00	0.00	
	Current Taxable: 244,385		Base Value: 184,880										237.13
142822	332	948.85	948.85	0.00	257.08	691.77	691.77	0.00	691.77	257.08	0.00	0.00	
	Current Taxable: 271,342		Base Value: 206,830										257.08
142823	332	1,262.05	1,262.05	0.00	508.89	753.16	753.16	0.00	753.16	508.89	0.00	0.00	
	Current Taxable: 316,700		Base Value: 189,000										508.89
142824	332	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Current Taxable: 0		Base Value: 0										0.00
142825	332	2,070.60	2,070.60	0.00	1,782.12	288.48	288.48	0.00	288.48	1,782.12	0.00	0.00	
	Current Taxable: 519,596		Base Value: 72,390										1,782.12
142826	332	693.24	693.24	693.24	486.58	206.66	0.00	206.66	0.00	0.00	0.00	0.00	
	Current Taxable: 302,102		Base Value: 180,000										0.00
142827	332	2,203.59	2,203.59	0.00	1,896.02	307.57	307.57	0.00	307.57	1,896.02	0.00	0.00	
	Current Taxable: 552,970		Base Value: 77,181										1,896.02
142828	332	1,932.73	1,932.73	0.00	742.05	1,190.68	1,190.68	0.00	1,190.68	742.05	0.00	0.00	
	Current Taxable: 485,000		Base Value: 298,790										742.05
142829	332	2,038.77	2,038.77	0.00	948.21	1,090.56	1,090.56	0.00	1,090.56	948.21	0.00	0.00	
	Current Taxable: 511,610		Base Value: 273,667										948.21
142830	332	1,547.78	1,547.78	0.00	730.65	817.13	817.13	0.00	817.13	730.65	0.00	0.00	
	Current Taxable: 388,400		Base Value: 205,050										730.65
142831	332	1,444.29	1,444.29	0.00	654.94	789.35	789.35	0.00	789.35	654.94	0.00	0.00	
	Current Taxable: 362,431		Base Value: 198,080										654.94
142832	332	1,099.31	1,099.31	0.00	536.69	562.62	562.62	0.00	562.62	536.69	0.00	0.00	
	Current Taxable: 364,766		Base Value: 230,090										536.69
142833	332	1,514.06	1,514.06	0.00	708.85	805.21	805.21	0.00	805.21	708.85	0.00	0.00	
	Current Taxable: 379,940		Base Value: 202,060										708.85
142834	332	719.33	719.33	0.00	359.99	359.34	359.34	0.00	359.34	359.99	64.74	0.00	
	Current Taxable: 290,785		Base Value: 200,450										359.99
142835	332	1,888.89	1,888.89	0.00	548.34	1,340.55	1,340.55	0.00	1,340.55	548.34	0.00	0.00	
	Current Taxable: 474,000		Base Value: 336,400										548.34
142836	332	1,419.51	1,419.51	0.00	742.31	677.20	677.20	0.00	677.20	742.31	0.00	0.00	
	Current Taxable: 376,275		Base Value: 190,000										742.31
142837	332	1,479.04	1,479.04	0.00	491.79	987.25	987.25	0.00	987.25	491.79	103.53	0.00	
	Current Taxable: 371,150		Base Value: 247,740										491.79
142838	332	2,041.10	2,041.10	0.00	965.15	1,075.95	1,075.95	0.00	1,075.95	965.15	0.00	0.00	
	Current Taxable: 512,195		Base Value: 270,000										965.15
142839	332	1,413.25	1,413.25	0.00	738.38	674.87	674.87	0.00	674.87	738.38	0.00	0.00	
	Current Taxable: 357,000		Base Value: 171,710										738.38
142840	332	1,249.38	1,249.38	0.00	433.29	816.09	816.09	0.00	816.09	433.29	0.00	0.00	
	Current Taxable: 313,520		Base Value: 204,790										433.29
142841	332	718.46	718.46	0.00	416.42	302.04	302.04	0.00	302.04	416.42	0.00	0.00	
	Current Taxable: 309,657		Base Value: 205,160										416.42
142842	332	1,370.34	1,370.34	0.00	445.82	924.52	924.52	0.00	924.52	445.82	0.00	0.00	
	Current Taxable: 343,873		Base Value: 232,000										445.82
142844	332	1,262.27	1,262.27	0.00	594.50	667.77	667.77	0.00	667.77	594.50	0.00	0.00	
	Current Taxable: 316,754		Base Value: 167,570										594.50
142845	332	1,286.20	1,286.20	0.00	579.70	706.50	706.50	0.00	706.50	579.70	0.00	0.00	
	Current Taxable: 533,190		Base Value: 387,720										579.70

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Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142847	332	2,228.86	2,228.86	0.00	844.91	1,383.95	1,383.95	0.00	1,383.95	844.91	0.00	0.00	
	Current Taxable: 559,310		Base Value: 347,287										844.91
142848	332	1,158.87	1,158.87	0.00	545.62	613.25	613.25	0.00	613.25	545.62	0.00	0.00	
	Current Taxable: 307,958		Base Value: 171,040										545.62
142849	332	1,512.95	1,512.95	0.00	551.45	961.50	961.50	0.00	961.50	551.45	0.00	0.00	
	Current Taxable: 380,500		Base Value: 242,120										551.45
142850	332	1,338.90		1,338.90	697.38	641.52	0.00	641.52	0.00	0.00	0.00	0.00	
	Current Taxable: 455,000		Base Value: 280,000										0.00
142851	332	2.55	2.55	0.00	2.15	0.40	0.40	0.00	0.40	2.15	0.18	0.00	
	Current Taxable: 640		Base Value: 100										2.15
142853	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Current Taxable: 0		Base Value: 0										0.00
142854	332	1,274.87	1,274.87	0.00	335.80	939.07	939.07	0.00	939.07	335.80	0.00	0.00	
	Current Taxable: 337,445		Base Value: 253,180										335.80
142855	332	1,271.12	1,271.12	0.00	497.59	773.53	773.53	0.00	773.53	497.59	0.00	0.00	
	Current Taxable: 318,975		Base Value: 194,110										497.59
142856	332	1,618.60	1,618.60	0.00	613.58	1,005.02	1,005.02	0.00	1,005.02	613.58	0.00	0.00	
	Current Taxable: 406,171		Base Value: 252,200										613.58
142857	332	1,247.31	1,247.31	0.00	450.82	796.49	796.49	0.00	796.49	450.82	0.00	0.00	
	Current Taxable: 313,000		Base Value: 199,870										450.82
142858	332	1,338.13	1,338.13	0.00	392.17	945.96	945.96	0.00	945.96	392.17	0.00	0.00	
	Current Taxable: 335,792		Base Value: 237,380										392.17
142859	332	1,164.14	1,164.14	0.00	601.43	562.71	562.71	0.00	562.71	601.43	0.00	0.00	
	Current Taxable: 388,134		Base Value: 237,210										601.43
142860	332	1,310.92	1,310.92	0.00	637.49	673.43	673.43	0.00	673.43	637.49	0.00	0.00	
	Current Taxable: 328,963		Base Value: 168,990										637.49
142861	332	2,044.31	2,044.31	0.00	634.57	1,409.74	1,409.74	0.00	1,409.74	634.57	0.00	0.00	
	Current Taxable: 513,000		Base Value: 353,760										634.57
142863	332	1,582.77	1,582.77	0.00	618.95	963.82	963.82	0.00	963.82	618.95	0.00	0.00	
	Current Taxable: 397,180		Base Value: 241,860										618.95
142866	332	595.99	298.00	297.99	420.71	175.28	87.64	0.00	175.28	122.72	0.00	0.00	
	Current Taxable: 276,144		Base Value: 170,570										122.72
142868	332	1,356.52	1,356.52	0.00	540.14	816.38	816.38	0.00	816.38	540.14	0.00	0.00	
	Current Taxable: 411,954		Base Value: 276,410										540.14
142869	332	1,557.70	778.84	778.86	501.67	1,056.03	528.01	277.19	778.84	0.00	0.00	0.00	
	Current Taxable: 390,890		Base Value: 265,000										0.00
142870	332	1,576.75	1,576.75	0.00	434.25	1,142.50	1,142.50	0.00	1,142.50	434.25	0.00	0.00	
	Current Taxable: 395,670		Base Value: 286,700										434.25
142871	332	1,493.19	1,493.19	0.00	566.04	927.15	927.15	0.00	927.15	566.04	0.00	0.00	
	Current Taxable: 374,701		Base Value: 232,659										566.04
142872	332	1,043.56	1,043.56	0.00	488.85	554.71	554.71	0.00	554.71	488.85	0.00	0.00	
	Current Taxable: 400,182		Base Value: 277,510										488.85
142873	332	512.46	512.46	0.00	366.29	146.17	146.17	0.00	146.17	366.29	0.00	0.00	
	Current Taxable: 277,637		Base Value: 185,720										366.29
142874	332	1,007.77	1,007.77	0.00	302.42	705.35	705.35	0.00	705.35	302.42	0.00	0.00	
	Current Taxable: 252,890		Base Value: 177,000										302.42
142875	332	1,444.03	1,444.03	0.00	468.90	975.13	975.13	0.00	975.13	468.90	0.00	0.00	
	Current Taxable: 362,365		Base Value: 244,700										468.90

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Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142876	332	1,472.86	1,472.86	0.00	539.77	933.09	933.09	0.00	933.09	539.77	0.00	0.00	
	Current Taxable: 369,600		Base Value: 234,150										539.77
142877	332	334.74	334.74	0.00	215.19	119.55	119.55	0.00	119.55	215.19	0.00	0.00	
	Current Taxable: 84,000		Base Value: 30,000										215.19
142878	332	1,299.85	1,299.85	0.00	386.20	913.65	913.65	0.00	913.65	386.20	0.00	0.00	
	Current Taxable: 344,912		Base Value: 248,000										386.20
142879	332	1,478.63	1,478.63	0.00	397.33	1,081.30	1,081.30	0.00	1,081.30	397.33	0.00	0.00	
	Current Taxable: 371,047		Base Value: 271,340										397.33
142880	332	1,115.40	1,115.40	0.00	318.40	797.00	797.00	0.00	797.00	318.40	0.00	0.00	
	Current Taxable: 279,900		Base Value: 200,000										318.40
142881	332	1,462.93	1,462.93	0.00	622.06	840.87	840.87	0.00	840.87	622.06	0.00	0.00	
	Current Taxable: 367,109		Base Value: 211,010										622.06
142882	332	652.56	652.56	0.00	372.06	280.50	280.50	0.00	280.50	372.06	0.00	0.00	
	Current Taxable: 297,856		Base Value: 204,490										372.06
142886	332	1,830.28	1,830.28	0.00	707.46	1,122.82	1,122.82	0.00	1,122.82	707.46	0.00	0.00	
	Current Taxable: 459,290		Base Value: 281,760										707.46
142888	332	1,932.57	1,932.57	0.00	897.66	1,034.91	1,034.91	0.00	1,034.91	897.66	0.00	0.00	
	Current Taxable: 484,960		Base Value: 259,700										897.66
142889	332	1,877.02	1,877.02	0.00	738.62	1,138.40	1,138.40	0.00	1,138.40	738.62	0.00	0.00	
	Current Taxable: 471,020		Base Value: 285,670										738.62
142890	332	2,100.38	2,100.38	0.00	2,100.38	0.00	0.00	0.00	0.00	2,100.38	0.00	0.00	
	Current Taxable: 527,070		Base Value: 0										2,100.38
142891	332	1,727.93	1,727.93	0.00	628.95	1,098.98	1,098.98	0.00	1,098.98	628.95	0.00	0.00	
	Current Taxable: 433,608		Base Value: 275,780										628.95
142893	332	1,604.63	1,604.63	0.00	529.36	1,075.27	1,075.27	0.00	1,075.27	529.36	0.00	0.00	
	Current Taxable: 532,360		Base Value: 399,522										529.36
142894	332	1,370.84	1,370.84	0.00	135.45	1,235.39	1,235.39	0.00	1,235.39	135.45	0.00	0.00	
	Current Taxable: 344,000		Base Value: 310,010										135.45
142895	332	752.91	752.91	0.00	445.80	307.11	307.11	0.00	307.11	445.80	0.00	0.00	
	Current Taxable: 322,687		Base Value: 210,817										445.80
142896	332	407.99	407.99	0.00	193.31	214.68	214.68	0.00	214.68	193.31	0.00	0.00	
	Current Taxable: 102,380		Base Value: 53,870										193.31
142897	332	1,413.26	1,413.26	0.00	585.10	828.16	828.16	0.00	828.16	585.10	0.00	0.00	
	Current Taxable: 354,645		Base Value: 207,820										585.10
142898	332	435.76	435.76	0.00	178.17	257.59	257.59	0.00	257.59	178.17	0.00	0.00	
	Current Taxable: 109,350		Base Value: 64,640										178.17
142899	332	877.30	877.30	0.00	521.08	356.22	356.22	0.00	356.22	521.08	0.00	0.00	
	Current Taxable: 334,942		Base Value: 204,182										521.08
142900	332	1,525.89	1,525.89	0.00	481.83	1,044.06	1,044.06	0.00	1,044.06	481.83	0.00	0.00	
	Current Taxable: 414,911		Base Value: 294,000										481.83
142901	332	533.55	533.55	0.00	413.72	119.83	119.83	0.00	119.83	413.72	0.00	0.00	
	Current Taxable: 299,848		Base Value: 196,030										413.72
142902	332	1,891.17	1,891.17	0.00	1,017.59	873.58	873.58	0.00	873.58	1,017.59	0.00	0.00	
	Current Taxable: 474,570		Base Value: 219,215										1,017.59
142904	332	1,174.88	1,174.88	0.00	851.62	323.26	0.00	323.26	0.00	0.00	0.00	0.00	
	Current Taxable: 543,747		Base Value: 330,042										0.00
142905	332	593.78	593.78	0.00	328.22	265.56	265.56	0.00	265.56	328.22	0.00	0.00	
	Current Taxable: 292,363		Base Value: 210,000										328.22

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Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142908	332	1,271.91	1,271.91	0.00	403.18	868.73	868.73	0.00	868.73	403.18	0.00	0.00	
	Current Taxable: 319,174		Base Value: 218,000										403.18
142909	332	1,064.67	1,064.67	0.00	988.53	76.14	76.14	0.00	76.14	988.53	74.53	0.00	
	Current Taxable: 506,798		Base Value: 258,737										988.53
142910	332	1,435.28	1,435.28	0.00	504.74	930.54	930.54	0.00	930.54	504.74	0.00	0.00	
	Current Taxable: 360,169		Base Value: 233,509										504.74
142911	332	1,356.62	1,356.62	0.00	440.07	916.55	916.55	0.00	916.55	440.07	0.00	0.00	
	Current Taxable: 340,432		Base Value: 230,000										440.07
142912	332	1,753.88	1,753.88	0.00	796.13	957.75	957.75	0.00	957.75	796.13	0.00	0.00	
	Current Taxable: 440,120		Base Value: 240,340										796.13
142913	332	1,459.25	1,459.25	0.00	444.23	1,015.02	1,015.02	0.00	1,015.02	444.23	0.00	0.00	
	Current Taxable: 366,186		Base Value: 254,710										444.23
142914	332	2,052.28	2,052.28	0.00	713.00	1,339.28	1,339.28	0.00	1,339.28	713.00	143.66	0.00	
	Current Taxable: 515,000		Base Value: 336,080										713.00
142916	332	2,297.72	2,297.72	0.00	668.60	1,629.12	1,629.12	0.00	1,629.12	668.60	0.00	0.00	
	Current Taxable: 576,590		Base Value: 408,810										668.60
142917	332	1,382.73	1,382.73	0.00	424.90	957.83	957.83	0.00	957.83	424.90	0.00	0.00	
	Current Taxable: 453,815		Base Value: 347,190										424.90
142920	332	1,983.14	1,983.14	0.00	752.37	1,230.77	1,230.77	0.00	1,230.77	752.37	0.00	0.00	
	Current Taxable: 497,650		Base Value: 308,850										752.37
142921	332	1,450.59	1,450.59	0.00	478.85	971.74	971.74	0.00	971.74	478.85	0.00	0.00	
	Current Taxable: 364,012		Base Value: 243,850										478.85
142922	332	1,317.41	1,317.41	0.00	536.40	781.01	781.01	0.00	781.01	536.40	0.00	0.00	
	Current Taxable: 431,888		Base Value: 297,284										536.40
142923	332	2,166.26	2,166.26	0.00	633.22	1,533.04	1,533.04	0.00	1,533.04	633.22	0.00	0.00	
	Current Taxable: 543,601		Base Value: 384,700										633.22
142925	332	956.99	956.99	0.00	450.12	506.87	506.87	0.00	506.87	450.12	0.00	0.00	
	Current Taxable: 347,694		Base Value: 234,740										450.12
142926	332	1,905.79	1,905.79	0.00	620.86	1,284.93	1,284.93	0.00	1,284.93	620.86	0.00	0.00	
	Current Taxable: 538,319		Base Value: 382,520										620.86
142927	332	1,438.99	1,438.99	0.00	667.49	771.50	771.50	0.00	771.50	667.49	0.00	0.00	
	Current Taxable: 361,100		Base Value: 193,600										667.49
142928	332	1,601.73	1,601.73	0.00	769.53	832.20	832.20	0.00	832.20	769.53	0.00	0.00	
	Current Taxable: 401,940		Base Value: 208,833										769.53
142929	332	1,613.93	1,613.93	0.00	595.60	1,018.33	1,018.33	0.00	1,018.33	595.60	0.00	0.00	
	Current Taxable: 405,000		Base Value: 255,540										595.60
142930	332	1,333.97	1,333.97	0.00	507.48	826.49	826.49	0.00	826.49	507.48	93.38	0.00	
	Current Taxable: 334,747		Base Value: 207,400										507.48
142931	332	1,620.25	1,620.25	0.00	585.37	1,034.88	1,034.88	0.00	1,034.88	585.37	0.00	0.00	
	Current Taxable: 428,894		Base Value: 282,000										585.37
142932	332	1,135.97	1,135.97	0.00	451.04	684.93	684.93	0.00	684.93	451.04	0.00	0.00	
	Current Taxable: 323,544		Base Value: 210,360										451.04
142933	332	1,533.82	1,533.82	0.00	473.17	1,060.65	1,060.65	0.00	1,060.65	473.17	0.00	0.00	
	Current Taxable: 384,898		Base Value: 266,160										473.17
142934	332	1,492.23	1,492.23	0.00	617.08	875.15	875.15	0.00	875.15	617.08	0.00	0.00	
	Current Taxable: 374,461		Base Value: 219,610										617.08
142935	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-966.92	
	Current Taxable: 0		Base Value: 242,640										-966.92

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Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142936	332	1,235.36	1,235.36	0.00	254.53	980.83	980.83	0.00	980.83	254.53	0.00	0.00	
	Current Taxable: 310,002		Base Value: 246,130										254.53
142937	332	1,036.10	1,036.10	0.00	45.11	990.99	990.99	0.00	990.99	45.11	0.00	0.00	
	Current Taxable: 260,000		Base Value: 248,680										45.11
142938	332	1,493.21	746.60	746.61	523.78	969.43	484.71	222.83	746.60	0.00	0.00	0.00	
	Current Taxable: 374,707		Base Value: 243,270										0.00
142939	332	2,645.13	2,645.13	0.00	670.84	1,974.29	1,974.29	0.00	1,974.29	670.84	0.00	0.00	
	Current Taxable: 663,770		Base Value: 495,430										670.84
142942	332	2,435.71	2,435.71	0.00	847.47	1,588.24	1,588.24	0.00	1,588.24	847.47	0.00	0.00	
	Current Taxable: 611,217		Base Value: 398,552										847.47
142943	332	1,353.74	1,015.29	338.45	612.25	741.49	556.11	0.00	741.49	273.80	0.00	0.00	
	Current Taxable: 358,198		Base Value: 204,560										273.80
142944	332	1,544.19	1,544.19	0.00	588.27	955.92	955.92	0.00	955.92	588.27	0.00	0.00	
	Current Taxable: 387,500		Base Value: 239,880										588.27
142945	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Current Taxable: 0		Base Value: 0										0.00
142946	332	453.89	453.89	0.00	180.72	273.17	273.17	0.00	273.17	180.72	0.00	0.00	
	Current Taxable: 113,900		Base Value: 68,550										180.72
142947	332	2,091.33	1,045.66	1,045.67	1,413.49	677.84	338.92	0.00	677.84	367.82	0.00	0.00	
	Current Taxable: 915,691		Base Value: 560,990										367.82
142948	332	2,798.83	2,798.83	0.00	836.09	1,962.74	1,962.74	0.00	1,962.74	836.09	0.00	0.00	
	Current Taxable: 702,340		Base Value: 492,530										836.09
142950	332	1,874.05	1,874.05	0.00	745.60	1,128.45	1,128.45	0.00	1,128.45	745.60	0.00	0.00	
	Current Taxable: 517,921		Base Value: 330,820										745.60
142951	332	1,815.83	1,815.83	0.00	417.61	1,398.22	1,398.22	0.00	1,398.22	417.61	0.00	0.00	
	Current Taxable: 509,796		Base Value: 405,000										417.61
142952	332	2,039.88	2,039.88	0.00	1,721.08	318.80	318.80	0.00	318.80	1,721.08	0.00	0.00	
	Current Taxable: 511,889		Base Value: 80,000										1,721.08
142953	332	462.86		462.86	327.21	135.65	0.00	135.65	0.00	0.00	0.00	0.00	
	Current Taxable: 116,150		Base Value: 34,040										0.00
142954	332	1,962.42	1,962.42	0.00	1,646.28	316.14	316.14	0.00	316.14	1,646.28	0.00	0.00	
	Current Taxable: 554,118		Base Value: 141,000										1,646.28
142955	332	1,695.30	1,695.30	0.00	535.78	1,159.52	1,159.52	0.00	1,159.52	535.78	0.00	0.00	
	Current Taxable: 425,420		Base Value: 290,970										535.78
142956	332	1,380.16	1,380.16	0.00	424.29	955.87	955.87	0.00	955.87	424.29	0.00	0.00	
	Current Taxable: 376,171		Base Value: 269,700										424.29
142957	332	1,286.24	1,286.24	0.00	682.15	604.09	604.09	0.00	604.09	682.15	0.00	0.00	
	Current Taxable: 433,270		Base Value: 262,090										682.15
142958	332	1,076.40	1,076.40	0.00	513.71	562.69	562.69	0.00	562.69	513.71	0.00	0.00	
	Current Taxable: 471,910		Base Value: 343,000										513.71
142959	332	770.15	770.15	0.00	505.41	264.74	264.74	0.00	264.74	505.41	0.00	0.00	
	Current Taxable: 380,227		Base Value: 253,400										505.41
142960	332	1,238.48	1,238.48	0.00	417.57	820.91	820.91	0.00	820.91	417.57	0.00	0.00	
	Current Taxable: 310,785		Base Value: 206,000										417.57
142961	332	2,050.37	2,050.37	0.00	710.89	1,339.48	1,339.48	0.00	1,339.48	710.89	0.00	0.00	
	Current Taxable: 514,520		Base Value: 336,130										710.89
142962	332	1,830.16	1,830.16	0.00	702.41	1,127.75	1,127.75	0.00	1,127.75	702.41	0.00	0.00	
	Current Taxable: 459,262		Base Value: 283,000										702.41

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Year: 2024

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142963	332	1,811.55	1,811.55	0.00	914.92	896.63	896.63	0.00	896.63	914.92	0.00	0.00	
	Current Taxable: 454,590		Base Value: 225,000										914.92
142964	332	2,231.61	2,231.61	0.00	515.46	1,716.15	1,716.15	0.00	1,716.15	515.46	0.00	0.00	
	Current Taxable: 560,000		Base Value: 430,650										515.46
142965	332	1,732.28	1,732.28	0.00	648.08	1,084.20	1,084.20	0.00	1,084.20	648.08	0.00	0.00	
	Current Taxable: 434,700		Base Value: 272,070										648.08
142966	332	454.29	454.29	0.00	172.71	281.58	281.58	0.00	281.58	172.71	0.00	0.00	
	Current Taxable: 114,000		Base Value: 70,660										172.71
142967	332	445.92	445.92	0.00	178.45	267.47	267.47	0.00	267.47	178.45	0.00	0.00	
	Current Taxable: 111,900		Base Value: 67,120										178.45
142968	332	2,372.52	2,372.52	0.00	662.31	1,710.21	1,710.21	0.00	1,710.21	662.31	0.00	0.00	
	Current Taxable: 595,360		Base Value: 429,160										662.31
142969	332	2,121.22	2,121.22	0.00	701.24	1,419.98	1,419.98	0.00	1,419.98	701.24	0.00	0.00	
	Current Taxable: 532,300		Base Value: 356,330										701.24
142971	332	2,121.62	2,121.62	0.00	1,149.28	972.34	972.34	0.00	972.34	1,149.28	0.00	0.00	
	Current Taxable: 532,400		Base Value: 244,000										1,149.28
142972	332	1,714.35	1,714.35	0.00	673.79	1,040.56	1,040.56	0.00	1,040.56	673.79	0.00	0.00	
	Current Taxable: 430,200		Base Value: 261,120										673.79
142973	332	1,060.10		1,060.10	434.20	625.90	0.00	625.90	0.00	0.00	0.00	0.00	
	Current Taxable: 322,878		Base Value: 213,920										0.00
142974	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Current Taxable: 0		Base Value: 0										0.00
142975	332	1,534.23	1,534.23	0.00	633.62	900.61	900.61	0.00	900.61	633.62	0.00	0.00	
	Current Taxable: 385,000		Base Value: 226,000										633.62
142976	332	1,615.03	1,615.03	0.00	489.55	1,125.48	1,125.48	0.00	1,125.48	489.55	0.00	0.00	
	Current Taxable: 405,277		Base Value: 282,430										489.55
142977	332	1,283.28	1,283.28	0.00	615.52	667.76	667.76	0.00	667.76	615.52	0.00	0.00	
	Current Taxable: 387,459		Base Value: 233,000										615.52
142978	332	828.85	828.85	0.00	538.78	290.07	290.07	0.00	290.07	538.78	0.00	0.00	
	Current Taxable: 375,351		Base Value: 240,150										538.78
142979	332	2,276.32	2,276.32	0.00	828.24	1,448.08	1,448.08	0.00	1,448.08	828.24	0.00	0.00	
	Current Taxable: 571,220		Base Value: 363,380										828.24
142980	332	1,801.89	1,801.89	0.00	541.15	1,260.74	1,260.74	0.00	1,260.74	541.15	0.00	0.00	
	Current Taxable: 452,167		Base Value: 316,371										541.15
142981	332	1,653.78	1,653.78	0.00	568.10	1,085.68	1,085.68	0.00	1,085.68	568.10	0.00	0.00	
	Current Taxable: 415,000		Base Value: 272,440										568.10
142982	332	1,818.29	1,818.29	0.00	450.24	1,368.05	1,368.05	0.00	1,368.05	450.24	0.00	0.00	
	Current Taxable: 456,283		Base Value: 343,300										450.24
142983	332	1,581.81	1,581.81	0.00	712.88	868.93	868.93	0.00	868.93	712.88	0.00	0.00	
	Current Taxable: 396,940		Base Value: 218,050										712.88
142984	332	1,481.80	1,481.80	0.00	403.40	1,078.40	1,078.40	0.00	1,078.40	403.40	0.00	0.00	
	Current Taxable: 420,029		Base Value: 318,800										403.40
142985	332	1,105.00	1,105.00	0.00	536.76	568.24	568.24	0.00	568.24	536.76	0.00	0.00	
	Current Taxable: 335,326		Base Value: 200,630										536.76
142986	332	1,827.38	1,827.38	0.00	329.30	1,498.08	1,498.08	0.00	1,498.08	329.30	0.00	0.00	
	Current Taxable: 458,564		Base Value: 375,930										329.30
142988	332	1,618.31	1,618.31	0.00	521.40	1,096.91	1,096.91	0.00	1,096.91	521.40	0.00	0.00	
	Current Taxable: 406,100		Base Value: 275,260										521.40

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Tifidno 16 REINVESTMENT ZONE 2

Year: 2024

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Loss	Due To Zone
142989	332	1,463.93	1,463.93	0.00	528.57	935.36	935.36	0.00	935.36	528.57	0.00	0.00	
	Current Taxable: 398,440		Base Value: 265,800										528.57
142990	332	2,563.80	2,563.80	0.00	941.90	1,621.90	1,621.90	0.00	1,621.90	941.90	0.00	0.00	
	Current Taxable: 643,360		Base Value: 407,000										941.90
142992	332	1,398.73	1,398.73	0.00	487.88	910.85	910.85	0.00	910.85	487.88	0.00	0.00	
	Current Taxable: 423,889		Base Value: 301,460										487.88
142993	332	0.48	0.48	0.00	0.08	0.40	0.40	0.00	0.40	0.08	0.03	0.00	
	Current Taxable: 120		Base Value: 100										0.08
142994	332	425.60	425.60	0.00	425.20	0.40	0.40	0.00	0.40	425.20	29.79	0.00	
	Current Taxable: 106,800		Base Value: 100										425.20
142996	332	533.55	523.77	9.78	533.15	0.40	0.39	0.00	0.40	523.37	47.13	0.00	
	Current Taxable: 133,890		Base Value: 100										523.37
309011	332	1,261.65	1,261.65	0.00	507.05	754.60	754.60	0.00	754.60	507.05	0.00	0.00	
	Current Taxable: 316,600		Base Value: 189,360										507.05
355470	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Current Taxable: 0		Base Value: 0										0.00
368858	332	0.24	0.24	0.00	0.00	0.24	0.24	0.00	0.24	0.00	0.02	-0.16	
	Current Taxable: 60		Base Value: 100										-0.16
368860	332	3.99	3.99	0.00	0.00	3.99	3.99	0.00	3.99	0.00	0.28	-3.15	
	Current Taxable: 1,000		Base Value: 1,790										-3.15
368861	332	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Current Taxable: 0		Base Value: 0										0.00
389017	332	2,104.37	2,104.37	0.00	520.74	1,583.63	1,583.63	0.00	1,583.63	520.74	0.00	0.00	
	Current Taxable: 554,704		Base Value: 424,030										520.74
397178	332	1,770.12	1,770.12	0.00	467.02	1,303.10	1,303.10	0.00	1,303.10	467.02	0.00	0.00	
	Current Taxable: 444,195		Base Value: 327,000										467.02
408215	332	1,737.54	1,737.54	0.00	1,522.67	214.87	214.87	0.00	214.87	1,522.67	0.00	0.00	
	Current Taxable: 436,020		Base Value: 53,920										1,522.67
411252	332	250.22	250.22	0.00	118.55	131.67	131.67	0.00	131.67	118.55	0.00	0.00	
	Current Taxable: 62,790		Base Value: 33,040										118.55
438515	332	781.39	390.69	390.70	442.65	338.74	169.37	0.00	338.74	51.95	0.00	0.00	
	Current Taxable: 286,379		Base Value: 175,300										51.95
502616	332	1,433.33	1,433.33	0.00	580.14	853.19	853.19	0.00	853.19	580.14	0.00	0.00	
	Current Taxable: 359,680		Base Value: 214,100										580.14
504085	332	1,806.70	1,806.70	0.00	874.81	931.89	931.89	0.00	931.89	874.81	0.00	0.00	
	Current Taxable: 453,374		Base Value: 233,850										874.81
510719	332	2,955.52		2,955.52	1,220.13	1,735.39	0.00	1,735.39	0.00	0.00	0.00	0.00	
	Current Taxable: 741,660		Base Value: 435,480										0.00
518006	332	2,029.17	2,029.17	0.00	770.22	1,258.95	1,258.95	0.00	1,258.95	770.22	0.00	0.00	
	Current Taxable: 509,200		Base Value: 315,920										770.22
520681	332	1,591.06	1,591.06	0.00	762.61	828.45	828.45	0.00	828.45	762.61	0.00	0.00	
	Current Taxable: 399,260		Base Value: 207,890										762.61
608734	332	2,022.91	2,022.91	0.00	486.49	1,536.42	1,536.42	0.00	1,536.42	486.49	0.00	0.00	
	Current Taxable: 507,630		Base Value: 385,550										486.49
726839	332	2,177.67	2,177.67	0.00	858.89	1,318.78	1,318.78	0.00	1,318.78	858.89	0.00	0.00	
	Current Taxable: 648,989		Base Value: 433,460										858.89
746489	332	407.99	407.99	0.00	256.28	151.71	151.71	0.00	151.71	256.28	0.00	0.00	
	Current Taxable: 102,380		Base Value: 38,070										256.28
		394,495.97	374,403.77	20,092.20	163,400.82	231,095.15	220,860.41	6,246.11	224,849.04	149,554.73		-5,937.44	

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Tifidno 16 REINVESTMENT ZONE 2

Year: 2024

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Due To Loss	Zone
Taxunit 332 Totals		107,473,261											
			Base Value:	67,959,325									
										Adjusted Due to Zone As of 03/31/2025	1,235.13	143,617.29	
										Total Previous Payments to Zone		143,617.29	
										Total Unpaid Due to Zone as of 03/31/2025		0.00	
												143,617.29	

	Total Accounts	Total Appraised Value	Total Base Value	Net Loss/ Increase
Exempt Property				
Non-exempt Property				
All Property				

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Tifidno 16 REINVESTMENT ZONE 2

Year: 2024

Account No.	Tax Unit	Total Billed	Total Paid	Total Balance	Zone Billed	Entity Billed	Entity Paid	Entity Balance	Paid Entity	Paid Zone Share	Entity P&I	Zone Due To Loss Zone
Taxunit 332 Totals:		394,495.97	374,403.77	20,092.20	163,400.82	231,095.15	220,860.41	6,246.11	224,849.04	149,554.73		-5,937.44
Current Taxable:		107,473,261	Base Value:	67,959,325							1,235.13	143,617.29
Adjusted Due to Zone As of 03/31/2025												143,617.29
Total Previous Payments to Zone												0.00
Total Unpaid Due to Zone as of 03/31/2025												143,617.29

	Total Accounts	Total Appraised Value	Total Base Value	Net Loss/ Increase
Exempt Property				
Non-exempt Property				
All Property				



**CITY OF LA MARQUE
TIRZ
REGULAR MINUTES
of
January 29, 2025**

1. CALL MEETING TO ORDER

Chairman Boudoin called the meeting to order at 3:16 p.m.

2. ROLL CALL

All members of the TIRZ Board were physically present.

3. PRESENTATIONS

There were no presentation.

4. REPORTS

4.I. Financial Report

Finance Director Turner shared that the TIRZ account has \$331,849.41.

The report stood as submitted.

5. CITIZENS PARTICIPATION

There was no citizens participation.

6. NEW BUSINESS

6.I. Electing a Chair and Vice-Chair for the 2025 calendar year

Cheryl Farrell nominated Al Horcica to be Vice Chair. Darlene Barnes seconded. **MOTION CARRIED UNANIMOUSLY.**

6.II. Process of money transfer from Galveston County Tax Office (GCTO) to TIRZ account

Finance Director Turner shared that while she initially made monthly or quarterly transfers to the TIRZ account. However, due to property tax protests, and fluxuations, she has decided to make 2 transfers per year, semiannually.

Vice Chair Horcica recommended quarterly transfers in order for the account to continue to gain interest.

No action was taken on this item.

6.III. Process of implementing current reserves on Omega Bay roads

Chairman Boudoin requested a policy to be able to utilize the current reserves to fix the Omega Bay roads.

It was determined that once the new financing plan has been approved, an operating procedure would be produced.

Discussions regarding the ability to utilize the TIRZ funding on the Omega Bay roads in their current ownership capacity ensued followed by discussions of possibly adding city easements to the community.

No action was taken.

7. EXECUTIVE SESSION

There was no executive session.

8. ACTIONS TAKEN FROM EXECUTIVE SESSION

No action taken on this item.

9. ADJOURNMENT

***Meeting was adjourned at 3:51 p.m.*



**CITY OF LA MARQUE
TIRZ
MINUTES
of
December 18, 2024**

1. CALL MEETING TO ORDER

Chairman Boudoin called the meeting to order at 3:00 p.m.

2. ROLL CALL

Doug Boudoin	Chairperson
Al Horcica	Vice Chairperson
Sheryl Gray	Member
Leslie Cruz	Member
Darlene Barnes	Member
Patty Shippley	Member
Cheryl Farrell	Member

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chairperson Horcica led the pledge and Chairperson Boudoin called for a moment of silence.

4. PRESENTATIONS

4.1. TIRZ #2 Financing Capacity Projections Update - David Webb - Stifel

Brad Angst and David Webb of Stifel, the City's financial advisors, gave a brief presentation regarding updates to the TIRZ Board's financial capacity projection. Mr. Angst began by reminding the board that the TIRZ is relatively young, as it was only established in 2019, and it needs time to build its incremental value. At the time of the zone's inception, the base value of the area was \$60.9 million, whereas its current base value is \$108 million. This represents an incremental value of \$40.8 million.

The advisors emphasized that they have made very conservative estimates, but believe that the TIRZ could possibly support up to \$3.2 million in debt in the upcoming year, \$4.1 million if the board delays obtaining debt until 2027, and \$4.45 million if they delay until 2029.

Mr. Webb acknowledged that the projections before the board today are higher than the projections presented earlier in the year as they have updated information.

Mr. Angst informed the board that the type of bonds that they would be eligible for are riskier than traditional bonds to investors, which is why debt service coverage, often called a debt covenant, is included.

Vice-Chair Horcica believes that a citywide bond election is not necessary to issue debt in relation to the TIRZ.

Mr. Angst took the position that the TIRZ Board would have to work with the City and cannot self-support any additional debt above the current projections. Mr. Webb shared that this issue is now on Stifel's radar and the advisors would continue to monitor for significant changes to the report.

4.II. TIRZ #2 Financing Plan - Sue Darcy - Marsh Darcy Partners

Sue Darcy, Marsh Darcy Partners, reminded the board that "2018 costs are not 2024 costs." She recommended waiting until after January 2025 to write the final financing plan so that the most up-to-date numbers could be utilized. She also spoke to the board about legislative changes since the investment zone's inception that have a lasting effect on the progress of the zone's accruals, predominantly Texas Senate Bill 2.

5. CITIZENS PARTICIPATION

There was no citizen's participation.

6. MINUTES

6.I. TIRZ Board Meeting Minutes of 04.03.2024

Vice Chair Horcica made a motion to adopt the meeting minutes as submitted. Board member Gray seconded. **MOTION CARRIED UNANIMOUSLY.**

7. NEW BUSINESS

7.I. Receiving clarification regarding the usage of the Omega Bay Survey as provided to the City

City Clerk Kierra Nance shared that she spoke with the city's engineering firm, ADICO Consulting Engineers, and they shared that they would not be able to utilize the 2017 survey that was presented due to the length of time since it was created.

Board member Barnes asked if there would be a cost associated with providing a new survey, and if so would the TIRZ Board be responsible for those costs? City Clerk Nance confirmed that there would be a cost to the Board but did not have estimates at the time.

Ms. Darcy interjected that an updated survey would benefit the engineering portion of the updated financial plan.

NO ACTION WAS TAKEN ON THIS ITEM.

7.II. Reviewing the 2024 street assessment as presented by ADICO Engineering
Chairperson Boudoin questioned what was included in the cost estimates. It was determined that the cost estimates provided were for mill and overlay work. Chairperson Boudoin also acknowledged that North Omega has the works street classification in the Omega Bay area.

Discussions regarding road improvements, engineering costs, material upgrades, and next steps ensued.

NO ACTION WAS TAKEN.

7.III. Reviewing the financing plan update by Marsh Darcy Partners

THIS ITEM WAS POSTPONED UNTIL A FUTURE MEETING.

7.IV. Providing additional directions concerning financial projections

Chairperson Boudoin supported moving forward with having Marsh Darcy Partners update the financing plan, however he wanted to board to review the street assessment first.

Chairperson Boudoin made a motion to have the city's engineers attend the next meeting. Vice Chair Horcica seconded. **MOTION CARRIED UNANIMOUSLY.**

7.V. Scheduling the next meeting date

Chairman Boudoin announced that the next meeting would be held January 29, 2025, at 3:00 p.m.

8. EXECUTIVE SESSION

There was no executive session.

9. ACTIONS TAKEN FROM EXECUTIVE SESSION

No actions were taken from executive session.

10. ADJOURNMENT

***Meeting was adjourned at 3:43 p.m.*