



Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1 (TIRZ #1)

ANNUAL REPORT

2008

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Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1

As of September 30, 2008

YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL ACTIONS

During the period from October 1, 2007 through September 30, 2008, the Town of Flower Mound Tax Increment Reinvestment Zone #1 TIRZ Board of Directors met on three occasions - November 29, 2007 to approve the 2007 Annual Report, April 17, 2008 to hear a presentation on The River Walk at Central Park, and August 11, 2008 to approve a tax abatement agreement for Flower Mound Hospital Partners.

Board members have been appointed and are: Town—Bill Collins, Jeff Tasker, Jim Robertson and County—Larry Lipscomb and Tye DeBerry. Ex-Officio members are Mayor Jody Smith and Town Manager Harlan Jefferson.

During the period from October 1, 2007 through September 30, 2008, the Flower Mound Town Council took the following action:

- At its meeting on December 3, 2007, the Town Council approved Resolution No. 35-07 appointing Bill Collins, Jeff Tasker and Jim Robertson to the Tax Increment Financing Reinvestment Zone #1. At this same meeting, Resolution No. 36-07 appointing Bill Collins as Chair of the TIRZ #1 was approved.
- At its meeting on December 17, 2007, the Town Council approved the TIRZ #1 2007 Annual Report.
- At its meeting on January 17, 2008, the Town Council approved Amendment No. 1 to the FY 2007-2008 Capital Improvement Program reprioritizing the Dixon Lane project as recommended by the TIRZ #1 board with design to be initiated in FY 2007-2008.
- At its meeting on February 4, 2008, the Town Council approved an agreement to initiate the design and land acquisition process in conjunction with the Dixon Lane project.

Town of Flower Mound, Texas
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PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2008

The Town of Flower Mound purchased land in conjunction with the Dixon Lane improvement project. **These land purchases satisfied requirements of the Town of Flower Mound and Denton County Interlocal Agreement in which the Town was required to issue bonds, acquire property or construct a project within the zone pursuant to the project plan within three years of the date the zone had been created.**

Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1

As of September 30, 2008

CAPITAL IMPROVEMENT PLAN

BUDGET

Project	Estimated Cost
STREETS	
Dixon Lane (Chinn Chapel to Crestside)	\$3,500,000
Chinn Chapel (FM 407 to Dixon)	425,000
Chinn Chapel (Dixon to Waketon)	750,000
Waketon Road (Rippy to Chinn Chapel)	400,000
College Parkway (FM 2499 to Rippy)	800,000
Rippy Road (FM 2499 to Waketon)	2,115,000
Churchill (East end to Yucca)	560,000
Local Commercial ring road (FM 407 to Dixon)	<u>1,620,000</u>
Subtotal	\$10,170,000
SIGNALS	
College Parkway at FM 2499	\$150,000
Windsor at FM 2499	150,000
Local Commercial ring road at FM 407	<u>85,000</u>
Subtotal	\$385,000
WATER	
FM 2499 west side from FM 1171 to Dixon	\$1,175,000
FM 407 from FM 2499 to Country Meadows Addition	465,000
FM 2499 east side from Waketon to Valley Creek Church	<u>145,000</u>
Subtotal	\$1,785,000
WASTEWATER	
FM 2499 east side from Valley Creek Church to Dixon	\$305,000
FM 407 from FM 2499 to County Meadows Addition	<u>455,000</u>
Subtotal	\$760,000
FACILITIES	
Town Hall	\$12,000,000
Senior Citizen Activity Center	8,000,000
Performing Arts Auditorium	<u>10,000,000</u>
Subtotal	\$30,000,000
PARKS	
Timber Trails Park	\$200,000
Hike and Bike Trails	<u>400,000</u>
Subtotal	\$600,000
Improvements in Forum area	\$5,000,000
TOTAL	<u>\$48,700,000</u>

Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1

As of September 30, 2008

BUDGET VS EXPENDITURES

Project	Current Budget	Committed Cost To Date	Remaining Balance
STREETS			
Dixon Lane (Chinn Chapel to Crestside)	\$3,500,000	\$113,596	\$3,386,404
Chinn Chapel (FM 407 to Dixon)	425,000	0	425,000
Chinn Chapel (Dixon to Waketon)	750,000	0	750,000
Waketon Road (Rippy to Chinn Chapel)	400,000	0	400,000
College Parkway (FM 2499 to Rippy)	800,000	0	800,000
Rippy Road (FM 2499 to Waketon)	2,115,000	0	2,115,000
Churchill (East end to Yucca)	560,000	0	560,000
Local Commercial ring road (FM 407 to Dixon)	<u>1,620,000</u>	0	<u>1,620,000</u>
Subtotal	\$10,170,000	0	\$10,056,404
SIGNALS			
College Parkway at FM 2499	\$150,000	0	\$150,000
Windsor at FM 2499	150,000	0	150,000
Local Commercial ring road at FM 407	<u>85,000</u>	0	<u>85,000</u>
Subtotal	\$385,000	0	\$385,000
WATER			
FM 2499 west side from FM 1171 to Dixon	\$1,175,000	0	\$1,175,000
FM 407 from FM 2499 to Country Meadows Addition	465,000	0	465,000
FM 2499 east side from Waketon to Valley Creek Church	<u>145,000</u>	0	<u>145,000</u>
Subtotal	\$1,785,000	0	\$1,785,000
WASTEWATER			
FM 2499 east side from Valley Creek Church to Dixon	\$305,000	0	\$305,000
FM 407 from FM 2499 to County Meadows Addition	<u>455,000</u>	0	<u>455,000</u>
Subtotal	\$760,000	0	\$760,000
FACILITIES			
Town Hall	\$12,000,000	0	\$12,000,000
Senior Citizen Activity Center	8,000,000	0	8,000,000
Performing Arts Auditorium	<u>10,000,000</u>	0	<u>10,000,000</u>
Subtotal	\$30,000,000	0	\$30,000,000
PARKS			
Timber Trails Park	\$200,000	0	\$200,000
Hike and Bike Trails	<u>400,000</u>	0	<u>400,000</u>
Subtotal	\$600,000	0	\$600,000
Improvements in Forum area	\$ 5,000,000	0	\$5,000,000
TOTAL	\$48,700,000	\$113,596	\$48,586,404

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2008*

TIRZ FUND

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance: <i>October 1, 2008</i>	\$462,404	\$ 0	\$462,404
Revenues:	\$901,322	\$ 0	\$901,322
TOTAL REVENUES	\$901,322	\$ 0	\$901,322
Expenditures:	\$113,596	\$ 0	\$113,596
TOTAL EXPENDITURES	\$113,596	\$ 0	\$113,596
Ending Balance: <i>September 30, 2008</i>	\$1,250,130	\$ 0	\$1,250,130

* Unaudited, subject to change.

Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1

As of September 30, 2008

ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$901,322 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$113,596 Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions /Advances from developers—none.
- II. Bonds issued and payment schedule to retire bonds—none.

4. Tax Increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Net Taxable Fiscal Year Value 2007 - 2008	Base Year* Value Jan 1, 2005	Captured App. Value Fiscal Year 2007 - 2008
Town of Flower Mound	\$355,728,463	\$228,290,889	\$127,437,574
Denton County	\$356,587,442	\$229,382,705	\$127,204,737

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2007-2008:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2007 Increment
Town of Flower Mound (100%)	\$ 0.4497	\$573,087
Denton County (100%)	\$ 0.23589	\$300,063
Total	\$ 0.68559	\$873,150

B. Amount of tax increment received in 2008 from the municipality and the other taxing jurisdictions based on 2007 valuations: \$873,150

C. Other information: None

* Base Year Value as of January 1, 2005 is for Fiscal Year 2005-2006.