



TIRZ 4

Arlington Highlands

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PURPOSE

TIRZ 4 was established by Ordinance 05-108 on November 22, 2005 to construct public infrastructure improvements and encourage private development along a portion of Interstate Highway 20 corridor in south Arlington, generally located at the northeast corner of Interstate Highway 20 and Matlock Road. Infrastructure improvements include expansion of Matlock Road to six lanes, a southern extension of Center Street from Arbrook to IH20, and construction of a Center Street Bridge, extending Center to a point that will intersect with the extension of Bardin Road. Its 2005 Base Year Value is \$17,002,164, and will expire on December 31, 2025.

PARTICIPATING TAXING ENTITIES

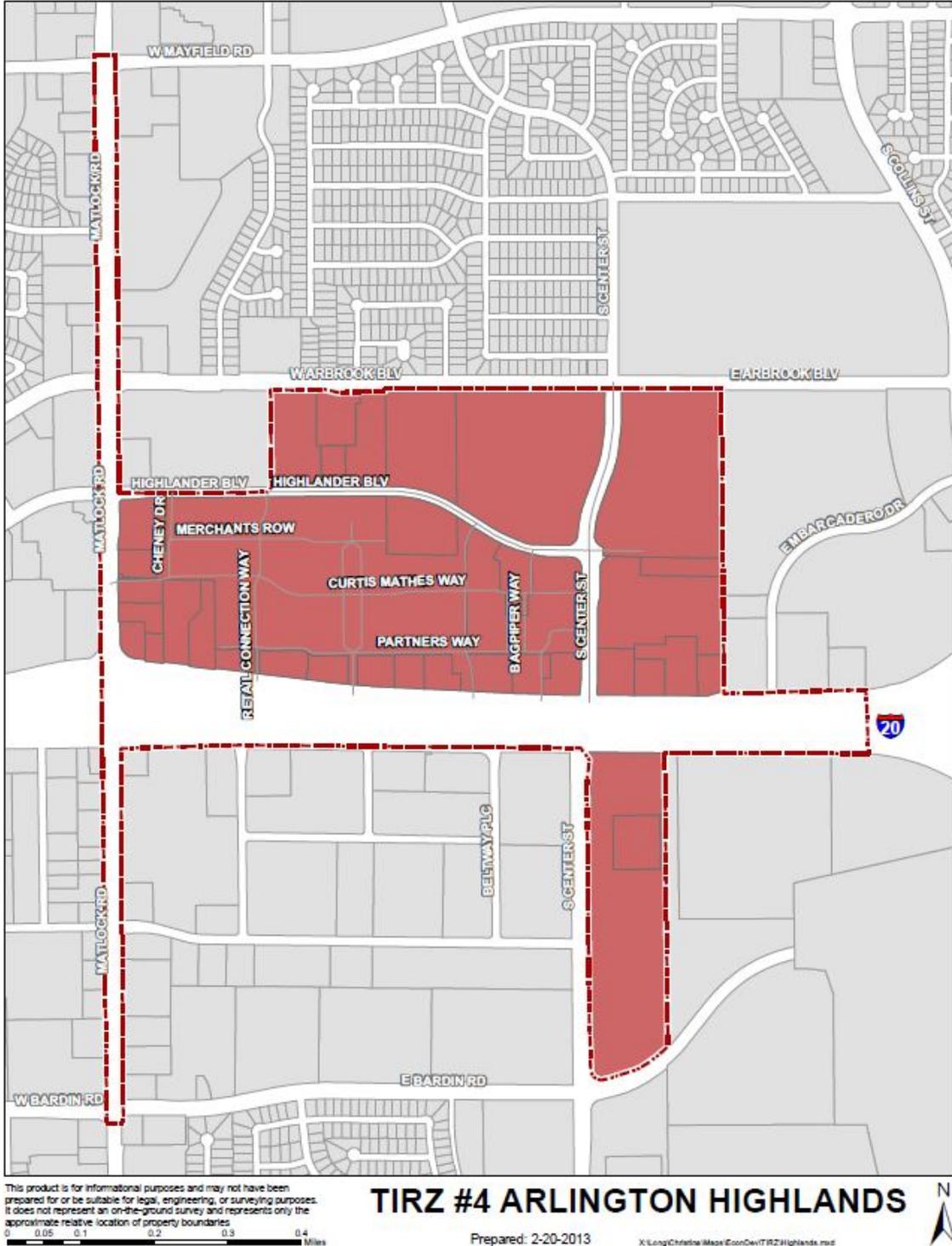
Four taxing entities are participating in TIRZ 4 at the rates and dollar caps shown in the table below.

Taxing Entity	Participation Rate	Portion of Tax Rate	FY15 Rate (Tax Year 2014)	Participation Portion of Tax Rate	Maximum Contribution*	Total Contribution To-Date	Percentage of Total Contribution To-Date	Remaining To Be Contributed
City Of Arlington	75%	Full Rate	0.648000	0.486000	n/a	5,769,646		n/a
JPS Health Network	75%	Full Rate	0.227897	0.170923	3,998,957	2,028,136	51%	1,970,821
TC College	50%	M&O only	0.143920	0.071960	1,578,538	819,775	52%	758,763
Tarrant County	75%	Full Rate	0.264000	0.198000	4,629,268	2,310,548	50%	2,318,720
Total Tax Rate:			1.283817	0.926883		10,928,104		

* Participation agreement expires December 31, 2025, or when maximum contribution has been reached, whichever is sooner.

LAND AREA

TIRZ 4 encompasses 320 acres of land, not counting rights-of-way. None of the property in TIRZ 4 is exempt from taxation.



ANNUAL REPORT TO STATE COMPTROLLER'S OFFICE

Fund Balance

Beginning Balance	2,784,077	
REVENUES		
Increment - City of Arlington	962,479	
Increment - Tarrant County Hospital	338,996	
Increment - Tarrant County College Dist	142,510	
Increment - Tarrant County	330,982	
Sales Tax	335,420	
Interest	14,845	
Certificate of Obligation Proceeds	-	
Premium on Bonds	-	
GASB 31 (Incr/Decr in FMV of Investment)	-	
Revenue Total	2,125,232	
EXPENDITURES		
	-	
<i>Excess of Revenues over Expenditures</i>	<i>2,125,232</i>	
Transfers In / (Out)	(1,899,036)	Principal plus interest for the FY15 debt service payment on 2011 Bonds
Ending Balance	3,010,273	

Expenditure Details

EXPENSE	AMOUNT	PURPOSE
Expenditure Total	-	

Outstanding Indebtedness

Principal - 2011 Bonds	1,640,000	} Outstanding debt service payments for fiscal years 2016-2017
Interest - 2011 Bonds	65,600	
Principal - 2014 Bonds	10,027,250	} Outstanding debt service payments for fiscal years 2016-2034
Interest - 2014 Bonds	3,797,161	
Total Outstanding Debt	15,530,011	

Appraised and Taxable Values

Taxing Entity	Base Year Appraised Value	2014 (FY15) Appraised Value	Base Year Taxable Value	2014 (FY15) Taxable Value	Appraised Value Increment	Taxable Value Increment
City of Arlington	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849
Tarrant County Hospital	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849
Tarrant County College District	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849
Tarrant County	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849

(Source: Tarrant Appraisal District 04-07-2015)

Increment Revenue Details

Taxing Entity	Participation Rate	Participation Portion of Tax Rate Ω	Increment Billed	Increment Received †
City of Arlington	75%	0.486000	962,479	962,479
Tarrant County Hospital	75%	0.170923	338,497	338,996
Tarrant County College District †	50%	0.071960	142,510	142,510
Tarrant County	75%	0.198000	392,121	330,982
Total		0.926883	1,835,606	1,774,967

† Billing based on only the M&O portion of the tax rate, per the taxing unit's participation agreement

 Ω Participation Portion of the Tax Rate is based on the full tax rate (unless otherwise specified), multiplied by the participation rate. Example: the full tax rate for the City of Arlington is \$0.648000 per \$100 of assessed value, so we multiply 0.648000 by 0.75 (or 75%) to arrive at 0.486000.

† The Increment Received amount may differ from the Increment Billed amount due to taxing entities' ability to withhold payment for any given year due to non-payment of delinquent taxes by the taxpayer; conversely, once the payment is received it may be added to a later year's increment revenue.

TIRZ 4 (Highlands)
Operating Position

	Actual FY 2011	Actual FY 2012	Actual FY 2013	Actual FY 2014	Actual FY 2015
BEGINNING BALANCE	\$ 5,922,229	\$ 1,022,067	\$ 1,729,957	\$ 2,597,975	\$ 2,784,077
REVENUES:					
46004 Increment Revenue:					
City of Arlington	690,756	748,990	773,312	952,377	962,479
JPS Health Network	241,719	262,098	270,472	342,615	338,996
Tarrant County College	93,280	109,467	113,300	139,535	142,510
Tarrant County	240,987	308,300	318,726	434,795	330,982
40000 Sales Tax	218,110	204,979	301,327	307,575	335,420
49407 Interest Earnings	16,659	7,907	8,231	11,222	14,845
49030 Cert of Obl Proceeds	-	-	-	10,556,720	-
49001 Premium on Bonds	-	-	-	643,280	-
GASB 31 (Incr/Decr in FMV of Investments)*	-	-	-	-	-
TOTAL REVENUES	\$ 1,501,511	\$ 1,641,740	\$ 1,785,368	\$ 13,388,119	\$ 2,125,232
INTERFUND TRANSFERS:					
49617 Debt Service - 2008 CO's	\$ (971,242)	\$ (933,850)	\$ (917,350)	\$ (895,850)	\$ (879,450)
49617 Debt Service - 2014 CO's	\$ -	\$ -	\$ -	\$ -	\$ (1,019,586)
TOTAL INTERFUND TRANSFERS	\$ (971,242)	\$ (933,850)	\$ (917,350)	\$ (895,850)	\$ (1,899,036)
TOTAL AVAILABLE FUNDS	\$ 6,452,498	\$ 1,729,957	\$ 2,597,975	\$ 15,090,244	\$ 3,010,273
EXPENDITURES:					
Account Correction (related to TxDOT)	\$ -	\$ -	\$ -	\$ -	\$ -
Arlington Highlands	(5,364,431)	-	-	-	-
Reimburse COA GF and/or IVCF	(66,000)	-	-	-	-
Public Financial Management	-	-	-	-	-
Bond Issuance Costs	-	-	-	(62,014)	-
TxDOT Review Center St Bridge	-	-	-	(40,000)	-
David Pettit Economic Development	-	-	-	(13,545)	-
UCD / I-20 S Collins	-	-	-	(690,000)	-
Center Street Bridge	-	-	-	(397,248)	-
TOTAL EXPENDITURES	\$ (5,430,431)	\$ -	\$ -	\$ (1,202,807)	\$ -
PREPAID EXPENSES:					
Prepaid Expense - TxDOT	\$ -	\$ -	\$ -	\$ (11,103,360)	\$ -
TOTAL PREPAID EXPENSES	\$ -	\$ -	\$ -	\$ (11,103,360)	\$ -
ENDING BALANCE	\$ 1,022,067	\$ 1,729,957	\$ 2,597,975	\$ 2,784,077	\$ 3,010,273

PRO FORMA SUMMARY

TIRZ 4 - Arlington Highlands

Pro Forma Summary 1/12/2016
 Current Fiscal Year FY15
 TIRZ Year 9
 TIRZ Ending Year FY26*

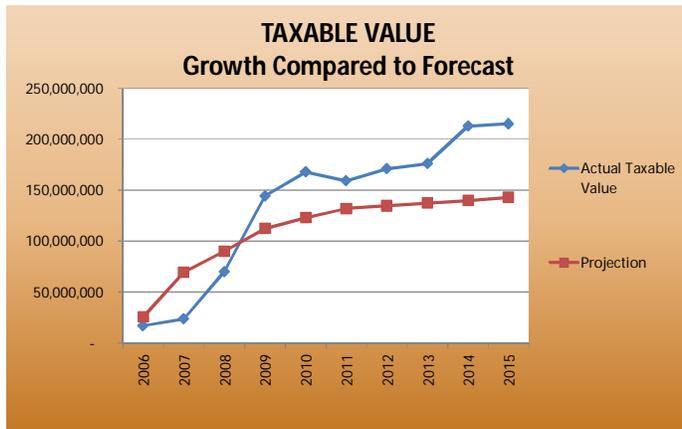
	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Beginning Balance:	2,687,437	2,913,633	2,568,287	2,379,283	3,838,627	5,373,555	6,948,254	7,981,505	8,711,641	9,496,854	10,337,834	11,235,282
Projected Revenues												
City of Arlington	962,479	972,930	1,003,761	1,044,734	1,066,893	1,089,883	1,113,333	1,137,253	1,161,650	1,186,536	1,211,919	1,237,810
JPS Health Network	338,996	342,172	353,016	367,426	375,219	383,304	149,684	-	-	-	-	-
Tarrant County College District	142,510	149,643	154,385	160,687	164,095	129,953	-	-	-	-	-	-
Tarrant County	330,982	396,379	408,940	425,632	434,660	444,026	209,082	-	-	-	-	-
Sales Tax	335,420	337,097	338,782	340,476	342,179	343,890	345,609	347,337	349,074	350,819	352,573	354,336
Interest Revenue	14,845	10,198	8,989	8,327	13,435	18,807	24,319	27,935	30,491	33,239	36,182	39,323
TOTAL REVENUES	2,125,232	2,208,418	2,267,872	2,347,283	2,396,480	2,409,864	1,842,028	1,512,525	1,541,215	1,570,594	1,600,675	1,631,470
Projected Expenditures												
FY07 GF Budget Amendment	-	(750,000)	-	-	-	-	-	-	-	-	-	-
Debt Service - 2008 CO's - Arlington Highlands	(879,450)	(863,050)	(842,550)	-	-	-	-	-	-	-	-	-
UCD	-	-	(700,000)	-	-	-	-	-	-	-	-	-
Center Street Bridge - Debt Service	(1,019,586)	(940,714)	(914,327)	(887,939)	(861,552)	(835,164)	(808,777)	(782,389)	(756,002)	(729,614)	(703,227)	(688,714)
TOTAL EXPENDITURES	(1,899,036)	(2,553,764)	(2,456,877)	(887,939)	(861,552)	(835,164)	(808,777)	(782,389)	(756,002)	(729,614)	(703,227)	(688,714)
Projected Ending Balance:	2,913,633	2,568,287	2,379,283	3,838,627	5,373,555	6,948,254	7,981,505	8,711,641	9,496,854	10,337,834	11,235,282	12,178,038

Italics indicates proposed project

*Contribution caps established in the participation agreements with JPS Health Network, Tarrant County College District, and Tarrant County are projected to be reached by FY21 and FY22.

APPRAISED AND TAXABLE VALUES

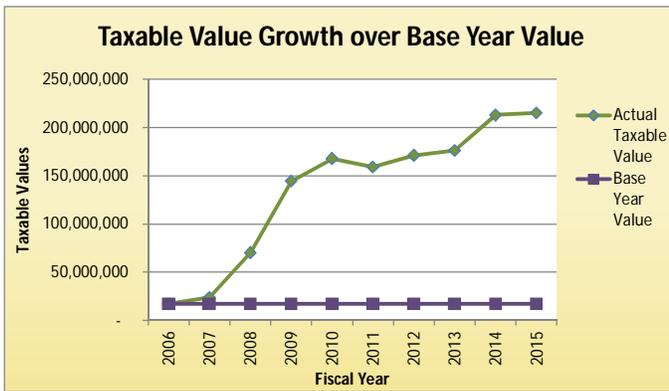
GROWTH COMPARED TO FORECASTS



Actual taxable value of \$215,043,013 is 50.7% above the forecast of \$142,740,298, and 1% above the prior year.

TIRZ YEAR	FISCAL YEAR	TAX YEAR	TOTAL TAXABLE VALUE			Actual Compared to Projection	Dollar Growth Compared to Prior Year	Growth Compared to Prior Year
			ACTUAL	PROJECTED	PERCENT REALIZED			
Base	FY06	2005	17,002,164	25,857,390	-	-	-	
1	FY07	2006	23,498,313	69,453,410	33.8%	-66.2% ↓	38.2% ↑	
2	FY08	2007	70,151,187	89,869,622	78.1%	-21.9% ↓	198.5% ↑	
3	FY09	2008	144,429,002	112,258,535	128.7%	28.7% ↑	105.9% ↑	
4	FY10	2009	167,735,225	122,922,240	136.5%	36.5% ↑	16.1% ↑	
5	FY11	2010	159,132,926	131,869,973	120.7%	20.7% ↑	-5.1% ↓	
6	FY12	2011	171,115,431	134,507,372	127.2%	27.2% ↑	7.5% ↑	
7	FY13	2012	176,119,769	137,197,520	128.4%	28.4% ↑	2.9% ↑	
8	FY14	2013	212,964,473	139,941,470	152.2%	52.2% ↑	20.9% ↑	
9	FY15	2014	215,043,013	142,740,298	150.7%	50.7% ↑	1.0% ↑	
10	FY16	2015	-	145,595,104	-	-	-	
11	FY17	2016	-	148,507,007	-	-	-	
12	FY18	2017	-	151,477,147	-	-	-	
13	FY19	2018	-	154,506,690	-	-	-	
14	FY20	2019	-	157,596,824	-	-	-	
15	FY21	2020	-	160,748,760	-	-	-	
16	FY22	2021	-	163,963,736	-	-	-	
17	FY23	2022	-	167,243,009	-	-	-	
18	FY24	2023	-	170,587,871	-	-	-	
19	FY25	2024	-	173,999,628	-	-	-	
20	FY26	2025	-	177,479,619	-	-	-	

GROWTH OVER BASE YEAR



Comparing the Taxable Value growth line with the TIRZ Base Year Value line presents tremendous growth in the increment value in years 2008 through 2010, followed by a slight decline in 2011 due to successful protest of values by the Retail Connection. Beginning in FY12 shows the beginnings of new growth in the Highlands East (UCD) portion of the project. FY13 carries on with this new construction and overall growth, followed by a surge in FY14 which is attributable partially to more new construction, but primarily to the increase in value to the original Arlington Highlands shopping center, which continues to hold steady.

TIRZ YEAR	FISCAL YEAR	TAX YEAR	Appraised Values		Taxable Values		Taxable Value Increments				New Construction Value	% Change in Taxable Value Compared to Last Year	
			Base Year	Current Year	Base Year	Current Year	City of Arlington	JPS Health Network	Tarrant County College	Tarrant County			
Base	FY06	2005	17,002,164		17,002,164	23,498,313							-
1	FY07	2006	17,002,164	23,498,313	17,002,164	23,498,313	6,496,149	6,496,149	6,496,149	6,496,149	1,679,531		-
2	FY08	2007	17,002,164	70,151,187	17,002,164	70,151,187	53,149,023	53,149,023	53,149,023	53,149,023	39,051,135		198.5% ↑
3	FY09	2008	17,002,164	144,429,002	17,002,164	144,429,002	127,426,838	127,426,838	127,426,838	127,426,838	104,781,063		105.88% ↑
4	FY10	2009	17,002,164	167,735,225	17,002,164	167,735,225	150,733,061	150,733,061	150,733,061	150,733,061	9,251,613		16.1% ↑
5	FY11	2010	17,002,164	159,132,926	17,002,164	159,132,926	142,130,762	142,130,762	142,130,762	142,130,762	12,348,519		-5.13% ↓
6	FY12	2011	17,002,164	171,115,431	17,002,164	171,115,431	154,113,267	154,113,267	154,113,267	154,113,267	17,693,217		7.5% ↑
7	FY13	2012	17,002,164	176,119,769	17,002,164	176,119,769	159,117,605	159,117,605	159,117,605	159,117,605	2,478,663		2.92% ↑
8	FY14	2013	17,002,164	212,964,473	17,002,164	212,964,473	195,962,309	195,962,309	195,962,309	195,962,309	2,652,120		20.9% ↑
9	FY15	2014	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849	198,040,849	198,040,849	-		1.0% ↑
10	FY16	2015											-
11	FY17	2016											-
12	FY18	2017											-
13	FY19	2018											-
14	FY20	2019											-
15	FY21	2020											-
16	FY22	2021											-
17	FY23	2022											-
18	FY24	2023											-
19	FY25	2024											-
20	FY26	2025											-

Based on values received from Tarrant Appraisal District in March, following the closing of the prior year. These are the values upon which the annual billing is based.

Where New Construction Value contains "n/a", this value was not reported by the Tarrant Appraisal District for that year. Where listed with no value, there was no new construction for that year.

APPRAISED VALUE GROWTH

2,078,540 Dollar difference in Appraised Value in Current Year versus last year
 0.98% Percent difference in Appraised Value in Current Year versus last year
 198,040,849 Dollar difference in Appraised Value over the Base Year Appraised Value
 1164.80% Percent difference in Appraised Value over the Base Year Appraised Value

TAXABLE VALUE GROWTH

2,078,540 Dollar difference in Taxable Value in Current Year versus last year
 0.98% Percent difference in Taxable Value in Current Year versus last year
 198,040,849 Dollar difference in Taxable Value over the Base Year Taxable Value
 1164.80% Percent difference in Taxable Value over the Base Year Taxable Value

REVENUES

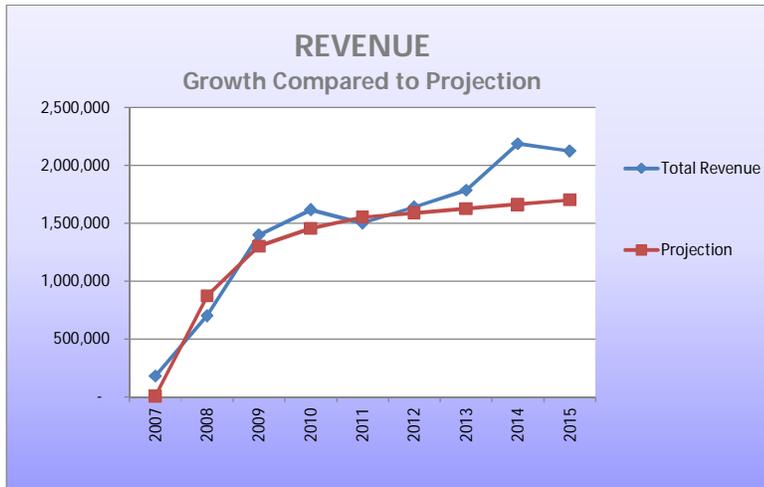
REVENUE GROWTH

Overall, FY15 TIRZ 4 revenues of \$2,125,232 were down 2.9% when compared to FY14. This is attributable to:

- JPS Health Network and Tarrant County each paid a “catch up” payment (paid for prior years in which payments had been withheld due to then-delinquent accounts which have since been paid) in FY14, which skewed the revenue upward during that year
- Sales taxes increased 9.1% compared to prior years due to an increase in the value of taxable sales at stores whose sales tax is subject to TIRZ availability (NOTE: stores that moved to Arlington Highlands from another location within the City of Arlington are not subject to the sales taxes contributed to the TIRZ)

TIRZ YEAR	FISCAL YEAR	TAX YEAR	INCREMENT REVENUE					Interest	Sales Tax	TOTAL	\$ Change Compared to Last Year	% Change Compared to Last Year
			City of Arlington	JPS Health Network	Tarrant County College	Tarrant County	SUBTOTAL (Increment Revenue)					
Base	FY06	2005	-	-	-	-	-	-	-	-	-	-
1	FY07	2006	31,571	11,469	4,245	14,541	61,825	-	116,919	178,744	-	-
2	FY08	2007	258,304	90,711	34,882	107,220	491,116	14,110	195,349	700,575	521,831	291.9% ↑
3	FY09	2008	619,294	213,707	83,630	241,154	1,157,785	19,978	221,814	1,399,577	699,002	99.8% ↑
4	FY10	2009	732,563	256,349	98,926	313,843	1,401,680	11,409	203,704	1,616,793	217,216	15.5% ↑
5	FY11	2010	690,756	241,719	93,280	240,987	1,266,743	16,658	218,108	1,501,509	(115,284)	-7.1% ↓
6	FY12	2011	748,990	262,098	109,467	308,300	1,428,854	7,907	204,979	1,641,740	140,232	9.3% ↑
7	FY13	2012	773,312	270,472	113,300	318,726	1,475,810	8,231	301,327	1,785,368	143,628	8.7% ↑
8	FY14	2013	952,377	342,615	139,535	434,795	1,869,322	11,222	307,575	2,188,119	402,751	22.6% ↑
9	FY15	2014	962,479	338,996	142,510	330,982	1,774,967	14,845	335,420	2,125,232	(62,887)	-2.9% ↓
10	FY16	2015	-	-	-	-	-	-	-	-	-	-
11	FY17	2016	-	-	-	-	-	-	-	-	-	-
12	FY18	2017	-	-	-	-	-	-	-	-	-	-
13	FY19	2018	-	-	-	-	-	-	-	-	-	-
14	FY20	2019	-	-	-	-	-	-	-	-	-	-
15	FY21	2020	-	-	-	-	-	-	-	-	-	-
16	FY22	2021	-	-	-	-	-	-	-	-	-	-
17	FY23	2022	-	-	-	-	-	-	-	-	-	-
18	FY24	2023	-	-	-	-	-	-	-	-	-	-
19	FY25	2024	-	-	-	-	-	-	-	-	-	-
20	FY26	2025	-	-	-	-	-	-	-	-	-	-
TOTAL CONTRIBUTION:			5,769,646	2,028,136	819,775	2,310,548	10,928,104	104,360	2,105,194	13,137,658		

GROWTH COMPARED TO FORECAST



In FY15, TIRZ 4 realized \$2,125,232 in combined revenues, which was 24.9% above the projection of \$1,701,612, and 2.9% below the prior year actual of \$2,188,119.

TIRZ YEAR	FISCAL YEAR	TAX YEAR	REVENUE		Dollar Diff Compared to Projection	Compared to Projection	Dollar Diff Compared to Prior Year	Compared to Prior Year
			ACTUAL	PROJECTED				
Base	FY06	2005	-	-	-	-	-	-
1	FY07	2006	178,744	4,844	173,900	3590.0% ↑	-	-
2	FY08	2007	700,575	873,641	(173,066)	-19.8% ↓	521,831	291.9% ↑
3	FY09	2008	1,399,577	1,303,225	96,352	7.4% ↑	699,002	99.8% ↑
4	FY10	2009	1,616,793	1,455,630	161,163	11.1% ↑	217,216	15.5% ↑
5	FY11	2010	1,501,509	1,553,583	(52,074)	-3.4% ↓	(115,284)	-7.1% ↓
6	FY12	2011	1,641,740	1,589,498	52,242	3.3% ↑	140,232	9.3% ↑
7	FY13	2012	1,785,368	1,626,132	159,236	9.8% ↑	143,628	8.7% ↑
8	FY14	2013	2,188,119	1,663,498	524,621	31.5% ↑	402,751	22.6% ↑
9	FY15	2014	2,125,232	1,701,612	423,620	24.9% ↑	(62,887)	-2.9% ↓
10	FY16	2015	-	1,740,488	-	-	-	-
11	FY17	2016	-	1,780,141	-	-	-	-
12	FY18	2017	-	1,820,587	-	-	-	-
13	FY19	2018	-	1,861,843	-	-	-	-
14	FY20	2019	-	1,903,923	-	-	-	-
15	FY21	2020	-	1,946,846	-	-	-	-
16	FY22	2021	-	1,990,626	-	-	-	-
17	FY23	2022	-	2,035,282	-	-	-	-
18	FY24	2023	-	2,080,832	-	-	-	-
19	FY25	2024	-	2,127,292	-	-	-	-
20	FY26	2025	-	2,174,681	-	-	-	-
YEAR TO DATE:			7,038,939	6,780,421	258,518	3.8% ↑		
TOTAL:			13,137,658	33,234,204				

EXPENDITURES

FY15 EXPENDITURES

During FY15, two expenditures totaling \$1,899,036 were paid for debt service:

- \$879,450 was paid for debt issued in FY10 totaling \$6,282,450 paid off the remaining obligation to the Arlington Highlands developer, at which point the developer's project was refinanced. The debt includes principal of \$5,755,000 and interest of \$527,450 to be paid over a period of seven years.
- \$1,019,586 was paid for debt issued in FY15 totaling \$14,843,997 for the construction of the Center Street Bridge over Interstate Highway 20. The debt includes principal of \$10,555,000 and interest of \$4,288,997 to be paid over a period of twenty years.

ENCUMBRANCES

Funds encumbered for FY16 total \$2,553,764, which includes:

- \$750,000 for repayment of the City of Arlington General Fund for expenses incurred during the design phase of TIRZ 4
- \$863,050 for the FY16 debt service payment for the debt issued in FY10
- \$940,714 for the FY16 debt service payment for the debt issued in FY15

TIRZ YEAR	FISCAL YEAR	TAX YEAR	PAYEES					Encumbered	TOTAL	Description of Other TIRZ Initiated Projects and Debt Service
			Retail Connection (Arlington Highlands)	United Commercial Developers (Highland Commons)	Other TIRZ Initiated Projects	Debt Service 2008 C.O.s	Debt Service 2014 C.O.s			
Base	FY06	2005	-	-	-	-	-	-	-	
1	FY07	2006	-	-	-	-	-	-	-	
2	FY08	2007	-	-	-	-	-	-	-	
3	FY09	2008	2,090,567	-	4,044	-	-	-	2,094,611	Public Financial Management
4	FY10	2009	1,604,782	-	-	(6,282,450)	-	-	(4,677,668)	Debt issued to pay off RC
5	FY11	2010	5,364,431	-	66,000	950,350	-	-	6,380,781	City of Arlington GF Reimb
6	FY12	2011	-	-	-	933,850	-	-	933,850	
7	FY13	2012	-	-	-	917,350	-	-	917,350	
8	FY14	2013	-	690,000	450,793	895,850	(10,556,720)	-	(8,520,077)	\$40k TxDOT review bridge: \$1:
9	FY15	2014	-	-	-	879,450	1,019,586	-	1,899,036	
10	FY16	2015	-	-	-	-	-	-	-	
11	FY17	2016	-	-	-	-	-	-	-	
12	FY18	2017	-	-	-	-	-	-	-	
13	FY19	2018	-	-	-	-	-	-	-	
14	FY20	2019	-	-	-	-	-	-	-	
15	FY21	2020	-	-	-	-	-	-	-	
16	FY22	2021	-	-	-	-	-	-	-	
17	FY23	2022	-	-	-	-	-	-	-	
18	FY24	2023	-	-	-	-	-	-	-	
19	FY25	2024	-	-	-	-	-	-	-	
20	FY26	2025	-	-	-	-	-	-	-	
Reimbursed To-Date:			9,059,780	690,000	520,837	(1,705,600)	(9,537,134)	-	(972,117)	

PROJECT STATUS

	Authorized Projects	Total	Percent Complete	Nature of Project	Status
1	IH20 Matlock Rd exit ramp and IH20 frontage road improvements	3,780,000	100%	IH20 Matlock Road exit ramp relocation, IH20 frontage road improvements, and auxiliary lane construction	Complete
2	Matlock Road expansion	1,460,000	100%	Expansion of Matlock Road to six lanes from westbound frontage road to Arbrook Boulevard by addition of one NB and one SB lane within the median and addition of one deceleration lane	Complete
3	Matlock/Highlander Signalization and intersection improvements	150,000	100%	Signalization and intersection improvements at Highlander and Matlock	Complete
4	Matlock Rd expansion (Mayfield to Arbrook and IH20 to Bardin)	932,000	100%	Expansion Matlock Road from Mayfield Road to Arbrook Boulevard and IH20 to Bardin Road	Complete
5	Matlock/Mayfield intersection improvements	455,000	100%	Mayfield Road and Matlock Road intersection improvements	Complete
6	Matlock/Bardin intersection improvements	300,000	100%	Bardin Road and Matlock Road intersection improvements	Complete
7	Construction of West Highlander Boulevard	1,620,000	100%	Construction of West Highlander Boulevard	Complete
8	Extension of West Highlander Boulevard	700,000	0%	Extension of West Highlander Boulevard	Developer impact study determined that this is no longer necessary
9	Construction of Center Street	840,000	100%	Construction of Center Street	Complete
10	Signalization of Center Street and Abrook Boulevard	100,000	100%	Signalization of Center Street and Abrook Boulevard	Complete
11	Extension of Center Street (6 lane divided)	690,000	100%	Extension of Center Street (6 lane divided)	Complete
12	Construction of Center Street Bridge over IH20**	14,416,858	50%	Construction of Center Street Bridge over IH20	Construction began in FY15
13	Drainage channel construction	465,100	100%	Drainage channel construction	Complete
	TIRZ associated expenses	144,000	100%	TIRZ associated expenses	Complete
	Interest	439,505	100%	Interest	Complete
	Total	26,492,463			

APPENDICES

Appendix A

VALUES BY ENTITY AND YEAR

TIRZ 4 - ARLINGTON HIGHLANDS											
March TAD Values used for Billing participating taxing jurisdictions											
Report Date	2006	2005 Base Year Appraised Value	2006 Appraised Value	2005 Base Year Taxable Value	2006 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
11-Jan-08	City of Arlington	17,002,164	23,498,313	17,002,164	23,498,313	6,496,149	6,496,149	-	23,498,313	1,679,531	21,818,782
	JPS Health Network	17,002,164	23,498,313	17,002,164	23,498,313	6,496,149	6,496,149	-	23,498,313	1,679,531	21,818,782
	Tarrant County College District	17,002,164	23,498,313	17,002,164	23,498,313	6,496,149	6,496,149	-	23,498,313	1,679,531	21,818,782
	Tarrant County	17,002,164	23,498,313	17,002,164	23,498,313	6,496,149	6,496,149	-	23,498,313	1,679,531	21,818,782
	AIISD	17,002,164	23,498,313	17,002,164	23,498,313	6,496,149	6,496,149	-	23,498,313	1,679,531	21,818,782
Report Date	2007	2005 Base Year Appraised Value	2007 Appraised Value	2005 Base Year Taxable Value	2007 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
4-Mar-08	City of Arlington	17,002,164	70,151,187	17,002,164	70,151,187	53,149,023	53,149,023	-	70,151,187	39,051,135	31,100,052
	JPS Health Network	17,002,164	70,151,187	17,002,164	70,151,187	53,149,023	53,149,023	-	70,151,187	39,051,135	31,100,052
	Tarrant County College District	17,002,164	70,151,187	17,002,164	70,151,187	53,149,023	53,149,023	-	70,151,187	39,051,135	31,100,052
	Tarrant County	17,002,164	70,151,187	17,002,164	70,151,187	53,149,023	53,149,023	-	70,151,187	39,051,135	31,100,052
	AIISD	17,002,164	70,151,187	17,002,164	70,151,187	53,149,023	53,149,023	-	70,151,187	39,051,135	31,100,052
Report Date	2008	2005 Base Year Appraised Value	2008 Appraised Value	2005 Base Year Taxable Value	2008 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
2-Mar-09	City of Arlington	17,002,164	144,429,002	17,002,164	144,429,002	127,426,838	127,426,838	-	144,429,002	104,781,063	39,647,939
	JPS Health Network	17,002,164	144,429,002	17,002,164	144,429,002	127,426,838	127,426,838	-	144,429,002	104,781,063	39,647,939
	Tarrant County College District	17,002,164	144,429,002	17,002,164	144,429,002	127,426,838	127,426,838	-	144,429,002	104,781,063	39,647,939
	Tarrant County	17,002,164	144,429,002	17,002,164	144,429,002	127,426,838	127,426,838	-	144,429,002	104,781,063	39,647,939
	AIISD	17,002,164	144,429,002	17,002,164	144,429,002	127,426,838	127,426,838	-	144,429,002	104,781,063	39,647,939
Report Date	2009	2005 Base Year Appraised Value	2009 Appraised Value	2005 Base Year Taxable Value	2009 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
1-Mar-10	City of Arlington	17,002,164	167,735,225	17,002,164	167,735,225	150,733,061	150,733,061	-	167,735,225	9,251,613	158,483,612
	JPS Health Network	17,002,164	167,735,225	17,002,164	167,735,225	150,733,061	150,733,061	-	167,735,225	9,251,613	158,483,612
	Tarrant County College District	17,002,164	167,735,225	17,002,164	167,735,225	150,733,061	150,733,061	-	167,735,225	9,251,613	158,483,612
	Tarrant County	17,002,164	167,735,225	17,002,164	167,735,225	150,733,061	150,733,061	-	167,735,225	9,251,613	158,483,612
	AIISD	17,002,164	167,735,225	17,002,164	167,735,225	150,733,061	150,733,061	-	167,735,225	9,251,613	158,483,612
Report Date	2010	2005 Base Year Appraised Value	2010 Appraised Value	2005 Base Year Taxable Value	2010 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
2-Mar-11	City of Arlington	17,002,164	159,132,926	17,002,164	159,132,926	142,130,762	142,130,762	-	159,132,926	12,348,519	146,784,407
	JPS Health Network	17,002,164	159,132,926	17,002,164	159,132,926	142,130,762	142,130,762	-	159,132,926	12,348,519	146,784,407
	Tarrant County College District	17,002,164	159,132,926	17,002,164	159,132,926	142,130,762	142,130,762	-	159,132,926	12,348,519	146,784,407
	Tarrant County	17,002,164	159,132,926	17,002,164	159,132,926	142,130,762	142,130,762	-	159,132,926	12,348,519	146,784,407
	AIISD	17,002,164	159,132,926	17,002,164	159,132,926	142,130,762	142,130,762	-	159,132,926	12,348,519	146,784,407
Report Date	2011	2005 Base Year Appraised Value	2011 Appraised Value	2005 Base Year Taxable Value	2011 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
28-Feb-12	City of Arlington	17,002,164	171,115,431	17,002,164	171,115,431	154,113,267	154,113,267	-	171,115,431	17,693,217	153,422,214
	JPS Health Network	17,002,164	171,115,431	17,002,164	171,115,431	154,113,267	154,113,267	-	171,115,431	17,693,217	153,422,214
	Tarrant County College District	17,002,164	171,115,431	17,002,164	171,115,431	154,113,267	154,113,267	-	171,115,431	17,693,217	153,422,214
	Tarrant County	17,002,164	171,115,431	17,002,164	171,115,431	154,113,267	154,113,267	-	171,115,431	17,693,217	153,422,214
	AIISD	17,002,164	171,115,431	17,002,164	171,115,431	154,113,267	154,113,267	-	171,115,431	17,693,217	153,422,214

TIRZ 4 - ARLINGTON HIGHLANDS

March TAD Values used for Billing participating taxing jurisdictions

Report Date	2012	2005 Base Year Appraised Value	2012 Appraised Value	2005 Base Year Taxable Value	2012 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
26-Feb-13	City of Arlington	17,002,164	176,119,769	17,002,164	176,119,769	159,117,605	159,117,605	-	176,119,769	2,478,663	173,641,106
	JPS Health Network	17,002,164	176,119,769	17,002,164	176,119,769	159,117,605	159,117,605	-	176,119,769	2,478,663	173,641,106
	Tarrant County College District	17,002,164	176,119,769	17,002,164	176,119,769	159,117,605	159,117,605	-	176,119,769	2,478,663	173,641,106
	Tarrant County	17,002,164	176,119,769	17,002,164	176,119,769	159,117,605	159,117,605	-	176,119,769	2,478,663	173,641,106
	AISD	17,002,164	176,119,769	17,002,164	176,119,769	159,117,605	159,117,605	-	176,119,769	2,478,663	173,641,106
Report Date	2013	2005 Base Year Appraised Value	2013 Appraised Value	2005 Base Year Taxable Value	2013 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
1-Apr-14	City of Arlington	17,002,164	212,964,473	17,002,164	212,964,473	195,962,309	195,962,309	-	212,964,473	2,652,120	210,312,353
	JPS Health Network	17,002,164	212,964,473	17,002,164	212,964,473	195,962,309	195,962,309	-	212,964,473	2,652,120	210,312,353
	Tarrant County College District	17,002,164	212,964,473	17,002,164	212,964,473	195,962,309	195,962,309	-	212,964,473	2,652,120	210,312,353
	Tarrant County	17,002,164	212,964,473	17,002,164	212,964,473	195,962,309	195,962,309	-	212,964,473	2,652,120	210,312,353
	AISD	17,002,164	212,964,473	17,002,164	212,964,473	195,962,309	195,962,309	-	212,964,473	2,652,120	210,312,353
Report Date	2014	2005 Base Year Appraised Value	2014 Appraised Value	2005 Base Year Taxable Value	2014 Taxable Value	Appraised Value Increment	Taxable Value Increment	Appraised Value Under Protest	Net Taxable Less Protested Value	New Construction	Net Taxable Less New Construction
7-Apr-15	City of Arlington	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849	-	215,043,013	-	215,043,013
	JPS Health Network	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849	-	215,043,013	-	215,043,013
	Tarrant County College District	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849	-	215,043,013	-	215,043,013
	Tarrant County	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849	-	215,043,013	-	215,043,013
	AISD	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849	-	215,043,013	-	215,043,013

Appendix B – Collection Versus Billing by Taxing Entity

COLLECTION VERSUS BILLING – CITY OF ARLINGTON

TIRZ 4 - ARLINGTON HIGHLANDS										
Annual Billing										
3024-46004										
Taxing Entity:			City of Arlington			Collection Dollar Cap:			n/a	
Participation Rate:			75% of Full Rate			Progress Toward Cap:			n/a	
TIRZ YEAR	FISCAL YEAR	TAX YEAR	Tax Rate			Increment Revenue				
			M&O	I&S	Total	Taxable Value Increment	Billed	Collected	Remaining	
1	FY07	2006	0.446800	0.201200	0.648000	6,496,149	31,571.28	31,571.28	0.00	
2	FY08	2007	0.446700	0.201300	0.648000	53,149,023	258,304.25	258,304.25	0.00	
3	FY09	2008	0.446743	0.201257	0.648000	127,426,838	619,294.43	619,294.43	0.00	
4	FY10	2009	0.446700	0.201300	0.648000	150,733,061	732,562.68	732,562.68	(0.00)	
5	FY11	2010	0.433000	0.215000	0.648000	142,130,762	690,755.50	690,755.50	0.00	
6	FY12	2011	0.439325	0.208675	0.648000	154,113,267	748,990.48	748,990.48	(0.00)	
7	FY13	2012	0.442280	0.205720	0.648000	159,117,605	773,311.56	773,311.56	-	
8	FY14	2013	0.442280	0.205720	0.648000	195,962,309	952,376.82	952,376.82	0.00	
9	FY15	2014	0.435346	0.212654	0.648000	198,040,849	962,478.53	962,478.53	(0.00)	
10	FY16	2015	0.446000	0.202000	0.648000		-		-	
11	FY17	2016			-		-		-	
12	FY18	2017			-		-		-	
13	FY19	2018			-		-		-	
14	FY20	2019			-		-		-	
15	FY21	2020			-		-		-	
16	FY22	2021			-		-		-	
17	FY23	2022			-		-		-	
18	FY24	2023			-		-		-	
19	FY25	2024			-		-		-	
20	FY26	2025			-		-		-	
TOTAL CONTRIBUTION:						\$ 5,769,645.53	\$ 5,769,645.53	\$	0.00	

COLLECTION VERSUS BILLING – JPS HEALTH NETWORK

TIRZ 4 - ARLINGTON HIGHLANDS									
Annual Billing									
3024-46004									
Taxing Entity: JPS Health Network			Collection Dollar Cap: \$ 3,998,957						
Participation Rate: 75% of Full Rate			Progress Toward Cap: \$ 2,028,136			50.7%			
TIRZ YEAR	FISCAL YEAR	TAX YEAR	Tax Rate			Increment Revenue			
			M&O	I&S	Total	Taxable Value Increment	Billed	Collected	Remaining
1	FY07	2006	0.234092	0.001305	0.235397	6,496,149	11,468.80	11,468.81	(0.01)
2	FY08	2007	0.228690	0.001707	0.230397	53,149,023	91,840.32	90,710.67	1,129.65
3	FY09	2008	0.226314	0.001583	0.227897	127,426,838	217,801.46	213,706.79	4,094.67
4	FY10	2009	0.226255	0.001642	0.227897	150,733,061	257,637.09	256,348.90	1,288.19
5	FY11	2010	0.226200	0.001697	0.227897	142,130,762	242,933.81	241,719.14	1,214.67
6	FY12	2011	0.226175	0.001722	0.227897	154,113,267	263,414.63	262,097.56	1,317.08
7	FY13	2012	0.226210	0.001687	0.227897	159,117,605	271,968.19	270,472.36	1,495.83
8	FY14	2013	0.226253	0.001644	0.227897	195,962,309	334,944.17	342,615.14	(7,670.97)
9	FY15	2014	0.226300	0.001597	0.227897	198,040,849	338,496.87	338,996.49	(499.62)
10	FY16	2015	0.226491	0.001406	0.227897		-	-	-
11	FY17	2016			-		-	-	-
12	FY18	2017			-		-	-	-
13	FY19	2018			-		-	-	-
14	FY20	2019			-		-	-	-
15	FY21	2020			-		-	-	-
16	FY22	2021			-		-	-	-
17	FY23	2022			-		-	-	-
18	FY24	2023			-		-	-	-
19	FY25	2024			-		-	-	-
20	FY26	2025			-		-	-	-
TOTAL CONTRIBUTION:						\$ 2,030,505.33	\$ 2,028,135.86	\$ 2,369.47	

COLLECTION VERSUS BILLING – TARRANT COUNTY COLLEGE

TIRZ 4 - ARLINGTON HIGHLANDS										
Annual Billing										
3024-46004										
Taxing Entity: TCCD			Collection Dollar Cap: \$ 1,578,538							
Participation Rate: 50% of M&O Rate			Progress Toward Cap: \$ 819,775 51.9%							
TIRZ YEAR	FISCAL YEAR	TAX YEAR	Tax Rate			Increment Revenue				
			M&O	I&S	Total	Taxable Value Increment	Billed	Collected	Remaining	
1	FY07	2006	0.130680	0.008700	0.139380	6,496,149	4,244.58	4,244.59	(0.01)	
2	FY08	2007	0.131260	0.008120	0.139380	53,149,023	34,881.70	34,881.71	(0.01)	
3	FY09	2008	0.131260	0.006700	0.137960	127,426,838	83,630.23	83,630.23	0.00	
4	FY10	2009	0.131260	0.006410	0.137670	150,733,061	98,926.11	98,926.11	(0.00)	
5	FY11	2010	0.131260	0.006380	0.137640	142,130,762	93,280.42	93,280.42	(0.00)	
6	FY12	2011	0.142060	0.006910	0.148970	154,113,267	109,466.65	109,466.65	0.00	
7	FY13	2012	0.142410	0.006560	0.148970	159,117,605	113,299.69	113,299.69	0.00	
8	FY14	2013	0.142410	0.007090	0.149500	195,962,309	139,534.96	139,534.96	0.00	
9	FY15	2014	0.143920	0.005580	0.149500	198,040,849	142,510.19	142,510.19	0.00	
10	FY16	2015	0.149500	0.000000	0.149500		-		-	
11	FY17	2016			-		-		-	
12	FY18	2017			-		-		-	
13	FY19	2018			-		-		-	
14	FY20	2019			-		-		-	
15	FY21	2020			-		-		-	
16	FY22	2021			-		-		-	
17	FY23	2022			-		-		-	
18	FY24	2023			-		-		-	
19	FY25	2024			-		-		-	
20	FY26	2025			-		-		-	
TOTAL CONTRIBUTION:							\$819,774.55	\$819,774.55	\$	(0.00)

COLLECTION VERSUS BILLING – TARRANT COUNTY

TIRZ 4 - ARLINGTON HIGHLANDS									
Annual Billing									
3024-46004									
Taxing Entity: Tarrant County			Collection Dollar Cap: \$ 4,629,268						
Participation Rate: 75% of Full Rate			Progress Toward Cap: \$ 2,310,548 49.9%						
TIRZ YEAR	FISCAL YEAR	TAX YEAR	Tax Rate			Increment Revenue			
			M&O	I&S	Total	Taxable Value Increment	Billed	Collected	Remaining
1	FY07	2006	0.241664	0.029836	0.271500	6,496,149	13,227.78	14,540.71	(1,312.93)
2	FY08	2007	0.234866	0.031634	0.266500	53,149,023	106,231.61	107,219.74	(988.13)
3	FY09	2008	0.232187	0.031813	0.264000	127,426,838	252,305.14	241,154.03	11,151.11
4	FY10	2009	0.234823	0.029177	0.264000	150,733,061	298,451.46	313,842.77	(15,391.31)
5	FY11	2010	0.234621	0.029379	0.264000	142,130,762	281,418.91	240,987.48	40,431.43
6	FY12	2011	0.237071	0.026929	0.264000	154,113,267	305,144.27	308,299.70	(3,155.43)
7	FY13	2012	0.239938	0.024062	0.264000	159,117,605	315,052.86	318,726.39	(3,673.53)
8	FY14	2013	0.236828	0.027172	0.264000	195,962,309	388,005.37	434,795.18	(46,789.81)
9	FY15	2014	0.238672	0.025328	0.264000	198,040,849	392,120.88	330,981.94	61,138.94
10	FY16	2015	0.237300	0.026700	0.264000		-		-
11	FY17	2016			-		-		-
12	FY18	2017			-		-		-
13	FY19	2018			-		-		-
14	FY20	2019			-		-		-
15	FY21	2020			-		-		-
16	FY22	2021			-		-		-
17	FY23	2022			-		-		-
18	FY24	2023			-		-		-
19	FY25	2024			-		-		-
20	FY26	2025			-		-		-
TOTAL CONTRIBUTION:							\$ 2,351,958.28	\$ 2,310,547.94	\$ 41,410.34



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis
Form 50-806

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of Arlington

Designating City or County

Erin Clark, RTA, EDFP

Public Finance Administrator

Contact Person

Title

PO Box 90231, MS 63-0820

Current Mailing Address (number and street)

Arlington

Tarrant

76004-3231

City

County

ZIP Code

817-459-6265

817-459-6315

erin.clark@arlingtontx.gov

Phone (area code and number)

Fax Number

E-mail Address

STEP 2: Tax Increment Reinvestment Zone Information

- TIF Reinvestment zone name: TIRZ 4 - Arlington Highlands
- Report for fiscal year beginning Oct 1, 2014 and ending Sep 30, 2015
- Size of the reinvestment zone in acres: 320
- Property types: Residential Commercial/Industrial
- Types of improvement projects (check all that are in progress or have been completed):
 - Public Projects
 - Public Buildings and Facilities Roadwork
 - Water/Sewer and Drainage Parks Other Infrastructure: _____
 - Other Projects
 - Facade Renovation Parking Historical Preservation
 - Transit Affordable Housing Economic Development Other: _____
- TIF fund balance: \$ 3,010,273.00
- List of fund revenues:

Total tax increments received \$	<u>1,774,967.00</u>
Sales tax increments \$	<u>335,420.00</u>
Loans \$	<u>0.00</u>
Sale of bonds \$	<u>0.00</u>
Sale of property \$	<u>0.00</u>
Other \$	<u>14,845.00</u>
TOTAL ANNUAL REVENUES	\$	<u>2,125,232.00</u>

8. List of fund expenditures:

Administrative	\$ _____
Property purchased	\$ _____
Public improvements	\$ _____
Facade renovations	\$ _____
Parking	\$ _____
Historic preservation	\$ _____
Transit	\$ _____
Affordable housing	\$ _____
Economic development programs	\$ _____
Other	\$ 1,899,036.00
TOTAL ANNUAL EXPENDITURES	\$ 1,899,036.00

9. Bonded indebtedness:

Principal due	\$ 11,667,250.00
Interest due	\$ 3,862,761.00

10. Reinvestment zone values:

Tax increment base	\$ 17,002,164.00
Current captured appraised value	\$ 198,040,849.00

STEP 3: Signature of Person Completing Form

sign here  _____
 Authorized Signature Title Date
 Bruce Payne, TIRZ Administrator January 8, 2016

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms on the Texas Ahead webpage at www.TexasAhead.org/tax_programs/increment_finance. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512/463-4621.

Step 1: Contact information
This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information
Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form
The person signing the report should be the same person listed in Step 1 as the contact person.

City of Arlington, Texas

FY15 TIRZ 4 - Arlington Highlands

Fund Balance

Beginning Balance	2,784,077
REVENUES	
Increment - City of Arlington	962,479
Increment - Tarrant County Hospital	338,996
Increment - Tarrant County College Dist	142,510
Increment - Tarrant County	330,982
Sales Tax	335,420
Interest	14,845
Certificate of Obligation Proceeds	-
Premium on Bonds	-
GASB 31 (Incr/Decr in FMV of Investments)	-
Revenue Total	2,125,232
EXPENDITURES	
	-
<i>Excess of Revenues over Expenditures</i>	<i>2,125,232</i>
Transfers In / (Out)	(1,899,036) Principal plus interest for the FY15 debt service payment on 2011 Bonds
Ending Balance	3,010,273

Expenditure Details

EXPENSE	AMOUNT	PURPOSE
Expenditure Total	-	

Outstanding Indebtedness

Principal - 2011 Bonds	1,640,000	} Outstanding debt service payments for fiscal years 2016-2017
Interest - 2011 Bonds	65,600	
Principal - 2014 Bonds	10,027,250	} Outstanding debt service payments for fiscal years 2016-2034
Interest - 2014 Bonds	3,797,161	
Total Outstanding Debt	15,530,011	

Appraised and Taxable Values

Taxing Entity	Base Year Appraised Value	2014 (FY15) Appraised Value	Base Year Taxable Value	2014 (FY15) Taxable Value	Appraised Value Increment	Taxable Value Increment
City of Arlington	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849
Tarrant County Hospital	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849
Tarrant County College District	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849
Tarrant County	17,002,164	215,043,013	17,002,164	215,043,013	198,040,849	198,040,849

(Source: Tarrant Appraisal District 04-07-2015)

Increment Revenue Details

Taxing Entity	Participation Rate	Participation Portion of Tax Rate Ω	Increment Billed	Increment Received \ddagger
City of Arlington	75%	0.486000	962,479	962,479
Tarrant County Hospital	75%	0.170923	338,497	338,996
Tarrant County College District \dagger	50%	0.071960	142,510	142,510
Tarrant County	75%	0.198000	392,121	330,982
	Total	0.926883	1,835,606	1,774,967

\dagger Billing based on only the M&O portion of the tax rate, per the taxing unit's participation agreement

Ω Participation Portion of the Tax Rate is based on the full tax rate (unless otherwise specified), multiplied by the participation rate. Example: the full tax rate for the City of Arlington is \$0.648000 per \$100 of assessed value, so we multiply 0.648000 by 0.75 (or 75%) to arrive at 0.486000.

\ddagger The Increment Received amount may differ from the Increment Billed amount due to taxing entities' ability to withhold payment for any given year due to non-payment of delinquent taxes by the taxpayer; conversely, once the payment is received it may be added to a later year's increment revenue.

**TIRZ 4 (Highlands)
Operating Position**

	Actual FY 2011	Actual FY 2012	Actual FY 2013	Actual FY 2014	Actual FY 2015
BEGINNING BALANCE	\$ 5,922,229	\$ 1,022,067	\$ 1,729,957	\$ 2,597,975	\$ 2,784,077
REVENUES:					
46004 Increment Revenue:					
City of Arlington	690,756	748,990	773,312	952,377	962,479
JPS Health Network	241,719	262,098	270,472	342,615	338,996
Tarrant County College	93,280	109,467	113,300	139,535	142,510
Tarrant County	240,987	308,300	318,726	434,795	330,982
40000 Sales Tax	218,110	204,979	301,327	307,575	335,420
49407 Interest Earnings	16,659	7,907	8,231	11,222	14,845
49030 Cert of Obl Proceeds	-	-	-	10,556,720	-
49001 Premium on Bonds	-	-	-	643,280	-
GASB 31 (Incr/Decr in FMV of Investments)*	-	-	-	-	-
TOTAL REVENUES	\$ 1,501,511	\$ 1,641,740	\$ 1,785,368	\$ 13,388,119	\$ 2,125,232
INTERFUND TRANSFERS:					
49617 Debt Service - 2008 CO's	\$ (971,242)	\$ (933,850)	\$ (917,350)	\$ (895,850)	\$ (879,450)
49617 Debt Service - 2014 CO's	\$ -	\$ -	\$ -	\$ -	\$ (1,019,586)
TOTAL INTERFUND TRANSFERS	\$ (971,242)	\$ (933,850)	\$ (917,350)	\$ (895,850)	\$ (1,899,036)
TOTAL AVAILABLE FUNDS	\$ 6,452,498	\$ 1,729,957	\$ 2,597,975	\$ 15,090,244	\$ 3,010,273
EXPENDITURES:					
Account Correction (related to TxDOT)	\$ -	\$ -	\$ -	\$ -	\$ -
Arlington Highlands	(5,364,431)	-	-	-	-
Reimburse COA GF and/or IVCF	(66,000)	-	-	-	-
Public Financial Management	-	-	-	-	-
Bond Issuance Costs	-	-	-	(62,014)	-
TxDOT Review Center St Bridge	-	-	-	(40,000)	-
David Pettit Economic Development	-	-	-	(13,545)	-
UCD / I-20 S Collins	-	-	-	(690,000)	-
Center Street Bridge	-	-	-	(397,248)	-
TOTAL EXPENDITURES	\$ (5,430,431)	\$ -	\$ -	\$ (1,202,807)	\$ -
PREPAID EXPENSES:					
Prepaid Expense - TxDOT	\$ -	\$ -	\$ -	\$ (11,103,360)	\$ -
TOTAL PREPAID EXPENSES	\$ -	\$ -	\$ -	\$ (11,103,360)	\$ -
ENDING BALANCE	\$ 1,022,067	\$ 1,729,957	\$ 2,597,975	\$ 2,784,077	\$ 3,010,273