

**NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS
NOTICE OF JOINT MEETING**

TO: THE BOARD OF DIRECTORS OF THE NEAR NORTHSIDE REDEVELOPMENT AUTHORITY and REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS, and TO ALL OTHER INTERESTED PARTIES:

NOTICE is hereby given that the Near Northside Redevelopment Authority, City of Houston, Texas, and the Reinvestment Zone Number Twenty-One, City of Houston, Texas, will hold a joint meeting, open to the public, on **Friday, May 15, 2026, at 9:00 a.m.**, at **Avenue Community Development Corporation, 3517 Irvington Blvd., Houston, Texas 77009**, to consider discuss and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

AGENDA

1. Establish Quorum and call meeting to order.
2. Receive public comments. (In accordance with City of Houston procedures, a statement of no more than 3 minutes may be made on items of general relevance. However, if a person has spoken regarding a topic within the last 4 meetings, their time will be limited to 1 minute. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Minutes of April 17, 2026, meeting.
4. Interlocal Agreement regarding Harris County Participation.
5. Hawes Hill & Associates LLC Agreement for Plan Amendment Services.
6. SWA update.
 - a. Zone-Wide tree plantings.
 - b. METRO Pocket Parks.
 - c. Cavalcade corridor resiliency project.
7. HR Green Engineering update.
 - a. Pinckney Trail.
 - b. Corridor Study – Hogan Street.
 - c. Sidewalks.
8. Bookkeeper’s Report; and approve payment of invoices.
9. Reimbursement Agreement for Sidewalk Improvements at 5127 Fulton, Houston, TX.
10. Draft FY2027 Budget – *attached*.
11. Administrator’s Report.
12. Adjourn.



Hawes Hill & Associates LLC – Administrator

Taxpayer Impact Statement- TIRZ #21 Near Northside Redevelopment Authority

	Current Budget Fiscal Year Ending June 30 2026	Proposed Budget Fiscal Year Ending June 30 2027	No-New-Revenue Tax Rate Budget
Estimated Authority Operations and Maintenance Tax Bill on Average Homestead	\$0	\$0	\$0

*Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's Administrator at (713) 595-1260 at least three business days prior to the meeting so that the appropriate arrangements can be made. Pursuant to V.T.C.A Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, the deployment, or specific occasions for the implementation of, security personnel or devices and or economic development negotiations.

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2027 BUDGET PROFILE

Fund Summary
 Fund Name: **Hardy / Near Northside**
 TIRZ: **21**
 Fund Number: **7569/50**

P R O J E C T P L A N	Base Year:	2003
	Base Year Taxable Value:	\$ 40,313,080
	Projected Taxable Value (TY2026):	\$ 1,183,186,407
	Current Taxable Value (TY2025):	\$ 1,136,110,954
	Acres:	1,492.11
	Administrator (Contact):	Hawes Hill and Associates
	Contact Number:	(713) 595-1209

N A R R A T I V E	Zone Purpose:
	<p>Tax Increment Reinvestment Zone Number Twenty-One, City of Houston, Texas was created to provide plans and programs needed to transform a former Union Pacific rail yard site into a transit-oriented, mixed-use development consisting of affordable housing, the construction or reconstruction of roadways and streets, utility systems, parks, hike and bike trails, mobility improvements, land acquisition, environmental remediation, and other community focused enhancements.</p> <p>To date the Near Northside TIRZ 21 has completed improvements to the Henandez Tunnel and has completed engineering and landscaping master plans. The TIRZ has applied for a federal grant for flood mitigation improvements. Currently the TIRZ is constructing the Pinckney Street Hike and Bike Trail in a 50/50 partnership with Harris County, and the schematic design of the Hogan/Lorraine Corridor Improvements in conjunction with Harris County. Future projects currently in planning and design include parks and greenspace improvements, and multi-street mobility improvements.</p>

P R O J E C T P L A N	Total Plan	Cumulative Expenses (to 6/30/25)	Variance
Capital Projects:			
Roadway, Sidewalk and Landscape	\$ 97,692,000	\$ 13,635,287	\$ 84,056,713
Roadway, Sidewalk and Bridge	200,000,000	-	200,000,000
Public Utility Improvements	147,884,000	-	147,884,000
Parks, Landscape and Recreational Facilities	79,328,000	-	79,328,000
Land Cost, Site Prep, Environmental Remediation	9,820,000	-	9,820,000
	-	-	-
	-	-	-
Total Capital Projects	\$ 534,724,000	\$ 13,635,287	\$ 521,088,713
Affordable Housing	32,920,000	4,710,053	28,209,947
School & Education/Cultural Facilities	-	-	-
Financing Costs	1,700,000	-	1,700,000
Administration Costs/ Professional Services	5,200,000	2,226,539	2,973,461
Creation Costs	-	-	-
Total Project Plan	\$ 574,544,000	\$ 20,571,879	\$ 553,972,121

D E B T	Additional Financial Data	FY2026 Budget	FY2026 Estimates	FY2027 Budget
	Debt Service	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
	Balance as of 6/30/25		Projected Balance as of 6/30/26	Projected Balance as of 6/30/27
	Year End Outstanding (Principal)			
	Bond Debt	\$ -	\$ -	\$ -
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement - Onsite Improvements	\$ 3,977,654	-	-
	Developer Agreement - Offsite Improvements	\$ 791,935	-	-
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
Fund Name: **Hardy / Near Northside**
TIRZ: **21**
Fund Number: **7569/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimates	FY2027 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,671,305	\$ 1,938,836	\$ 3,031,993
Beginning Balance	\$ 2,671,305	1,938,836	3,031,993
City tax revenue	\$ 2,711,338	\$ 2,728,900	\$ 2,920,516
County tax revenue	\$ -	\$ -	\$ -
ISD tax revenue	\$ -	\$ -	\$ -
ISD tax revenue - Pass Through	\$ -	\$ -	\$ -
Community College tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 2,711,338	2,728,900	2,920,516
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ -	\$ -	\$ -
Interest Income	\$ 15,000	\$ 39,717	\$ 15,000
Other Interest Income	\$ 15,000	\$ 39,717	\$ 15,000
Harris County Joint Participation - Hogan Street Study	\$ -	\$ -	\$ -
Harris County Precinct Two Matching Grant - Pickney Street Trail	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 5,397,643	4,707,453	5,967,509

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary
Fund Name: **Hardy / Near Northside**
TIRZ: **21**
Fund Number: **7569/50**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimates	FY2027 Budget
EXPENDITURES			
Accounting	\$ 40,000	\$ 40,000	\$ 40,000
Administration Salaries & Benefits	\$ 55,000	\$ 60,000	\$ 55,000
Auditor	\$ 18,000	\$ 16,250	\$ 18,000
Tax Advisor	\$ 15,000	\$ 15,000	\$ 15,000
Insurance	\$ 2,500	\$ 2,426	\$ 2,500
Office Expense	\$ 5,000	\$ 5,000	\$ 5,000
TIRZ Administration and Overhead	\$ 135,500	138,676	135,500
Engineering Consultants	\$ 50,000	\$ 15,000	\$ 50,000
Legal	\$ 40,000	\$ 35,000	\$ 40,000
Planning Consultants	\$ 50,000	\$ 20,000	\$ 50,000
Program and Project Consultants	\$ 140,000	\$ 70,000	\$ 140,000
Management consulting services	\$ 275,500	208,676	275,500
Capital Expenditures (See CIP Schedule)	\$ 1,740,000	195,000	2,750,000
TIRZ Capital Expenditures	\$ 1,740,000	195,000	2,750,000
Hardy Yards/Cypress - OnSite	\$ -	-	-
Hardy Yards/Cypress - OffSite	\$ -	-	-
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 2,015,500	403,676	3,025,500
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 135,567	\$ 136,445	\$ 146,026
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
HCC	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ 903,779	\$ 909,633	\$ 973,505
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services (Payable to COH)	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ 100,000	\$ 100,000
Total Transfers	\$ 1,265,052	1,271,784	1,345,237
Total Budget	\$ 3,280,552	1,675,460	4,370,737
RESTRICTED Funds - Capital Projects	\$ -	\$ -	\$ -
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Planning and Development	\$ 2,117,091	3,031,993	1,596,772
Ending Fund Balance	\$ 2,117,091	3,031,993	1,596,772
Total Budget & Ending Fund Balance	\$ 5,397,643	\$ 4,707,453	\$ 5,967,509

Notes:

Council District	CIP No.	Project	Fiscal Year Planned Appropriations							FY27 - FY31 Total	Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031		
H	T-2101	Near Northside Hernandez Tunnel	\$ 639,578	-	-	-	-	-	-	-	639,578
H	T-2102	Hernandez Tunnel Mural	\$ 15,000	-	-	-	-	-	-	-	15,000
H	T-2104	2600 - 3500 Block Main PER	\$ 42,075	-	75,000	-	-	-	-	75,000	117,075
H	T-2105	Pinckney Street Hike and Bike Trail	\$ 238,143	30,000	275,000	-	-	-	-	275,000	543,143
H	T-2106	Sidewalk Replacement & Improvements	\$ 38,800	30,000	700,000	590,000	330,000	-	-	1,620,000	1,688,800
B, H	T-2107	Hogan/Lorraine Corridor Improvements	\$ 181,000	-	1,000,000	500,000	500,000	500,000	500,000	3,000,000	3,181,000
B, H	T-2109	Parks and Greenspace Improvements	\$ 143,500	30,000	200,000	400,000	100,000	100,000	100,000	900,000	1,073,500
B, H	T-2111	Multi-Street Mobility Improvements	\$ -	5,000	200,000	550,000	1,000,000	1,000,000	1,000,000	3,750,000	3,755,000
H	T-2112	Area Wide Community Improvements	\$ -	100,000	100,000	100,000	100,000	100,000	100,000	500,000	600,000
0	T-1213	San Jacinto Street Connector	\$ -	-	100,000	-	-	-	-	100,000	100,000
0	T-1214	Railroad Quite Zone	\$ -	-	50,000	-	-	-	-	50,000	50,000
0	T-2115	Civic Art	\$ -	-	50,000	50,000	50,000	50,000	50,000	250,000	250,000
H	T-2199	Concrete Panel Replacement Program	\$ -	-	-	-	-	-	-	-	-
Totals			\$ 1,298,096	195,000	2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000	\$ 10,520,000	\$ 12,013,096

* NOTE:

** NOTE:

*** NOTE:

\$ 1,298,096

\$ -

DRAFT

Source of Funds	Fiscal Year Planned Appropriations								FY27 - FY31 Total	Cumulative Total (To Date)
	Through 2025	Projected 2026	2027	2028	2029	2030	2031			
TIRZ Funds	1,298,096	195,000	2,750,000	2,190,000	2,080,000	1,750,000	1,750,000	10,520,000	12,013,096	
City of Houston	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	
Project Total	1,298,096	195,000	2,750,000	2,190,000	2,080,000	1,750,000	1,750,000	10,520,000	12,013,096	

DRAFT V2

Project: Pinckney Street Hike and Bike Trail	City Council District		Key Map:		WBS.:	T-2105	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Trail connection to the White Oak Bayou Regional Trail System providing access from the neighborhood to the White Oak and Buffalo Bayou Trail Systems. The construction is a joint 50/50 effort between Harris County and TIRZ and represents \$550,000 in public improvements. The County managed the project.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
Justification: Trail is identified on the Houston Bike Plan, Houston Park Board's Bayou Greenways Plan, Near Northside Complete Communities Plan, Vision Zero Plan and the Heights/Near Northside Mobility Study.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	238,143	-	30,000	-	-	-	-	-	\$ -	\$ 268,143
4	Construction	-	275,000	-	275,000	-	-	-	-	\$ 275,000	\$ 275,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 238,143	\$ 275,000	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 543,143
Source of Funds											
TIRZ Funds		238,143	275,000	30,000	275,000	-	-	-	-	\$ 275,000	\$ 543,143
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 238,143	\$ 275,000	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 543,143

Project: Sidewalk Replacement & Improvements	City Council District		Key Map:		WBS.:	T-2106	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Repairs and replacement to selected existing damaged and missing sidewalks through out the zone. Coincides with City of Houston Sidewalk Plan. Miscellaneous curb and ramp repairs. Multiple Phases. Includes \$1,100,880 for Mayor's Priority Sidewalks.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
Justification: Some existing sidewalks within the zone are dangerous for pedestrians, persons with disabilities, or are non existent or compliant. New sidewalks and repairs will beautify the area and enhance economic development.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	38,800	-	30,000	150,000	150,000	-	-	-	\$ 300,000	\$ 368,800
4	Construction	-	400,000	-	500,000	400,000	300,000	-	-	\$ 1,200,000	\$ 1,200,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	40,000	-	50,000	40,000	30,000	-	-	\$ 120,000	\$ 120,000
Total Allocations		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800
Source of Funds											
TIRZ Funds		38,800	440,000	30,000	700,000	590,000	330,000	-	-	\$ 1,620,000	\$ 1,688,800
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 38,800	\$ 440,000	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -	\$ 1,620,000	\$ 1,688,800

Project: Hogan/Lorraine Corridor Improvements	City Council District		Key Map:		WBS.:	T-2107	
	Location:	B, H	Geo. Ref.:				
	Served:	B, H	Neighborhood:				
Description: Mobility Improvements and pedestrian safety improvements along a developing commercial and retail corridor connected to a METRO light rail alignment. The schematic design was a joint 50/50 effort between Harris County and TIRZ. The County lead the schematic design effort.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
Justification: Hogan/Lorraine is a City designated walkable places street pursuant to Ordinance 2020-0686 adopted by City Council on 0805-2020.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	181,000	-	-	-	-	-	-	-	\$ -	\$ 181,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	500,000	-	1,000,000	500,000	-	-	-	\$ 1,500,000	\$ 1,500,000
4	Construction	-	-	-	-	-	500,000	500,000	500,000	\$ 1,500,000	\$ 1,500,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 181,000	\$ 500,000	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,181,000
Source of Funds											
TIRZ Funds		181,000	500,000	-	1,000,000	500,000	500,000	500,000	500,000	\$ 3,000,000	\$ 3,181,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 181,000	\$ 500,000	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,181,000

Project:	Parks and Greenspace Improvements	City Council District		Key Map:		WBS.:	T-2109	
		Location:	B, H	Geo. Ref.:				
		Served:	B, H	Neighborhood:				
Description:	The enhancement and beautification of existing parks and pedestrian spaces. Partnership with Trees for Houston to establish an urban canopy on major and minor thoroughfares and collector streets throughout the Near Northside. Pocket Parks.	Operating and Maintenance Costs: (\$ Thousands)						
			2026	2027	2028	2029	2030	Total
Justification:	Existing parks are poised for improvements. Creation of walkable streets with ample shade will encourage non-vehicular activities, increase property values and attract investments into the Zone. Revitalize sites into beautiful greenspaces.	Personnel	-	-	-	-	-	\$ -
		Supplies	-	-	-	-	-	\$ -
		Svcs. & Chgs.	-	-	-	-	-	\$ -
		Capital Outlay	-	-	-	-	-	\$ -
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	143,500	50,000	30,000	100,000	-	-	-	-	\$ 100,000	\$ 273,500
4	Construction	-	100,000	-	100,000	400,000	100,000	100,000	100,000	\$ 800,000	\$ 800,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 143,500	\$ 150,000	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000	\$ 1,073,500
Source of Funds											
TIRZ Funds		143,500	150,000	30,000	200,000	400,000	100,000	100,000	100,000	\$ 900,000	\$ 1,073,500
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 143,500	\$ 150,000	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 900,000	\$ 1,073,500

Project: Multi-Street Mobility Improvements	City Council District	Key Map:		WBS.:	T-2111		
	Location: B, H	Geo. Ref.:					
	Served: B, H	Neighborhood:					
Description: Street projects throughout the zone with public improvements such as panel replacements, pothole repairs, curbs, pavement markings, and ADA compliant ramps.	Operating and Maintenance Costs: (\$ Thousands)						
		2026	2027	2028	2029	2030	Total
Justification: Many of the streets throughout each of the development corridors are in need of repair or replacement.	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	100,000	5,000	100,000	-	100,000	100,000	100,000	\$ 400,000	\$ 405,000
4	Construction	-	100,000	-	100,000	500,000	800,000	800,000	800,000	\$ 3,000,000	\$ 3,000,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	50,000	100,000	100,000	100,000	\$ 350,000	\$ 350,000
Total Allocations		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000
Source of Funds											
TIRZ Funds		-	200,000	5,000	200,000	550,000	1,000,000	1,000,000	1,000,000	\$ 3,750,000	\$ 3,755,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 200,000	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,750,000	\$ 3,755,000

Project:	Area Wide Community Improvements	City Council District		Key Map:		WBS.:	T-2112		
		Location:	H	Geo. Ref.:					
		Served:	H	Neighborhood:					
Description:	Various projects within the public right of way that would improve quality of life, safety, and promote economic development in the Near Northside Zone; including civic art, hardscape and softscape, signage and wayfinding graphics, and specialized pavement markings.	Operating and Maintenance Costs: (\$ Thousands)							
Justification:		These projects would be maintained by the Management District.		2026	2027	2028	2029	2030	Total
			Personnel	-	-	-	-	-	\$ -
			Supplies	-	-	-	-	-	\$ -
			Svcs. & Chgs.	-	-	-	-	-	\$ -
			Capital Outlay	-	-	-	-	-	\$ -
			Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs								

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 600,000
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000
Source of Funds											
TIRZ Funds		-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$ 500,000	\$ 600,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	\$ 600,000

*NOTE:

Project: San Jacinto Street Connector	City Council District		Key Map:		WBS.:	T-1213	
	Location:		Geo. Ref.:				
	Served:		Neighborhood:				
Description:	Operating and Maintenance Costs: (\$ Thousands)						
		2026	2027	2028	2029	2030	Total
Justification:	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Source of Funds											
TIRZ Funds		-	-	-	100,000	-	-	-	-	\$ 100,000	\$ 100,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000

Project: Railroad Quite Zone		City Council District		Key Map:				WBS.:		T-1214	
		Location:		Geo. Ref.:							
		Served:		Neighborhood:							
Description:		Operating and Maintenance Costs: (\$ Thousands)									
			2026	2027	2028	2029	2030		Total		
		Personnel	-	-	-	-	-	-	\$	-	-
		Supplies	-	-	-	-	-	-	\$	-	-
Justification:		Svcs. & Chgs.	-	-	-	-	-	-	\$	-	-
		Capital Outlay	-	-	-	-	-	-	\$	-	-
		Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FTEs									
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
	Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Source of Funds											
TIRZ Funds		-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000

Project: Civic Art		City Council District		Key Map:						WBS.:		T-2115									
		Location:		Geo. Ref.:																	
		Served:		Neighborhood:																	
Description:		Operating and Maintenance Costs: (\$ Thousands)																			
				2014		2015		2016		2017		2018		Total							
		Personnel		-		-		-		-		-		\$ -							
		Supplies		-		-		-		-		-		\$ -							
Justification:		Svcs. & Chgs.		-		-		-		-		-		\$ -							
		Capital Outlay		-		-		-		-		-		\$ -							
		Total		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -							
		FTEs																			
Fiscal Year Planned Expenses																					
Project Allocation		Projected Expenses thru 6/30/25		2026 Budget		2026 Estimate		2027		2028		2029		2030		2031		FY27 - FY31 Total		Cumulative Total (To Date)	
Phase																					
1 Planning		-		-		-		-		-		-		-		-		\$ -		\$ -	
2 Acquisition		-		-		-		-		-		-		-		-		\$ -		\$ -	
3 Design		-		-		-		-		-		-		-		-		\$ -		\$ -	
4 Construction		-		-		-		-		-		-		-		-		\$ -		\$ -	
5 Equipment		-		-		-		-		-		-		-		-		\$ -		\$ -	
6 Close-Out		-		-		-		-		-		-		-		-		\$ -		\$ -	
7 Other		-		-		-		50,000		50,000		50,000		50,000		50,000		\$ 250,000		\$ 250,000	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other Sub-Total:		-		-		-		50,000		50,000		50,000		50,000		50,000		\$ 250,000		\$ 250,000	
Total Allocations		\$ -		\$ -		\$ -		\$ 50,000		\$ 50,000		\$ 50,000		\$ 50,000		\$ 50,000		\$ 250,000		\$ 250,000	
Source of Funds																					
TIRZ Funds		-		-		-		50,000		50,000		50,000		50,000		50,000		\$ 250,000		\$ 250,000	
City of Houston		-		-		-		-		-		-		-		-		\$ -		\$ -	
Grants		-		-		-		-		-		-		-		-		\$ -		\$ -	
Other		-		-		-		-		-		-		-		-		\$ -		\$ -	
Total Funds		\$ -		\$ -		\$ -		\$ 50,000		\$ 50,000		\$ 50,000		\$ 50,000		\$ 50,000		\$ 250,000		\$ 250,000	

Project: Concrete Panel Replacement Program	City Council District		Key Map:		WBS.:	T-2199	
	Location:	H	Geo. Ref.:				
	Served:	H	Neighborhood:				
Description: Street maintenance program.	Operating and Maintenance Costs: (\$ Thousands)						
		2027	2028	2029	2030	2031	Total
	Personnel	-	-	-	-	-	\$ -
	Supplies	-	-	-	-	-	\$ -
Justification: Mobility improvements to extend the life of roads. Leverage City of Houston participation.	Svcs. & Chgs.	-	-	-	-	-	\$ -
	Capital Outlay	-	-	-	-	-	\$ -
	Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs						

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/25	2026 Budget	2026 Estimate	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	\$ -	\$ -
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3	Design	-	-	-	-	-	-	-	-	\$ -	\$ -
4	Construction	-	-	-	-	-	-	-	-	\$ -	\$ -
5	Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7	Other	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Source of Funds											
TIRZ Funds		-	-	-	-	-	-	-	-	\$ -	\$ -
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIRZ 21	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
City	\$ 2,728,900	\$ 2,920,516	\$ 3,155,612	\$ 3,402,250	\$ 3,661,018	\$ 3,932,529
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INCREMENT REVENUES (1)	\$ 2,728,900	\$ 2,920,516	\$ 3,155,612	\$ 3,402,250	\$ 3,661,018	\$ 3,932,529
CITY OF HOUSTON	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANT PROCEEDS (5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 39,717	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
PROCEEDS FROM BANK LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL RESOURCES	\$ 2,768,617	\$ 2,935,516	\$ 3,170,612	\$ 3,417,250	\$ 3,676,018	\$ 3,947,529
ISD Education Set-Aside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD Education Set-Aside - Pass Through	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Affordable Housing						
City	\$ 909,633	\$ 973,505	\$ 1,051,871	\$ 1,134,083	\$ 1,220,339	\$ 1,310,843
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Services	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706	\$ 125,706
Supplemental Municipal Service Fee - Public Safety	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Administrative Fees						
City	\$ 136,445	\$ 146,026	\$ 157,781	\$ 170,113	\$ 183,051	\$ 196,626
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ 1,271,784	\$ 1,345,237	\$ 1,435,358	\$ 1,529,902	\$ 1,629,096	\$ 1,633,175
Management Consulting Services	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
Loan Debt Service - Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Debt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 208,676	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500	\$ 275,500
CASH FLOW FROM OPERATIONS	\$ 1,288,157	\$ 1,314,779	\$ 1,459,754	\$ 1,611,848	\$ 1,771,422	\$ 2,038,854
BEGINNING FUND BALANCE (7)	\$ 1,938,836	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796
DEBT ISSUANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDS AVAILABLE FOR PROJECTS	\$ 3,226,993	\$ 4,346,772	\$ 3,056,526	\$ 2,478,374	\$ 2,169,796	\$ 2,458,650
Projects						
Hardy Yards/Cypress Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER AGREEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2101 Near Northside Hernandez Tunnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2102 Hernandez Tunnel Mural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2103 METRO Parcel Acquisition and Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2104 2600 - 3500 Block Main PER	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
T-2105 Pinckney Street Hike and Bike Trail	\$ 30,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -
T-2106 Sidewalk Replacement & Improvements	\$ 30,000	\$ 700,000	\$ 590,000	\$ 330,000	\$ -	\$ -
T-2107 Hogan/Lorraine Corridor Improvements	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
T-2108 UPRR Ped/Bike/Fulton/Burnett Roundabout Schematic D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2109 Parks and Greenspace Improvements	\$ 30,000	\$ 200,000	\$ 400,000	\$ 100,000	\$ 100,000	\$ 100,000
T-2110 Burnett Street Dedicated Bike Lane PER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2111 Multi-Street Mobility Improvements	\$ 5,000	\$ 200,000	\$ 550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
T-2112 Area Wide Community Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
T-1213 San Jacinto Street Connector	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
T-1214 Railroad Quite Zone	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -
T-2115 Civic Art	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
T-0017 FUTURE CIP PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
T-2199 Concrete Panel Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
TOTAL PROJECTS	\$ 195,000	\$ 2,750,000	\$ 2,190,000	\$ 2,080,000	\$ 1,750,000	\$ 1,750,000
RESTRICTED Funds - Planning and Development	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RESTRICTED Funds - Development Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unrestricted Funds/Net Current Activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Blance	\$ 3,031,993	\$ 1,596,772	\$ 866,526	\$ 398,374	\$ 419,796	\$ 708,650