NOTICE OF MEETING
UPPER KIRBY REDEVELOPMENT AUTHORITY
HOUSTON, TEXAS

TO: THE BOARD OF DIRECTORS OF THE UPPER KIRBY REDEVELOPMENT AUTHORITY, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Upper Kirby Redevelopment Authority will meet in regular session, open to the public, at **8:00 A.M. on FEBRUARY 18, 2026, at 3120 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77098**, inside the boundaries of Reinvestment Zone Number Nineteen of the City of Houston, Texas (the "Zone").

At the meeting the following items will be considered and acted on:

1. **Approve minutes of September 17, 2025, meeting;**
2. **Receive comments or questions from the public;**
3. **Receive report on federal/state/local funding development and management** [The Goodman Corporation ("TGC")];
4. **Receive property tax/increment report;**
5. **CIP Administration, Design, Acquisition, and Construction:**
   a) **Shepherd Drive Improvements** [T-1914]**:**
      i) Update on construction progress and finalization [Harper Brothers Construction, LLC];
   b) **West Alabama Street Improvements** [T-1920];
      i) Update on design progress;
      ii) Approve plans and specifications and authorize advertisement of bids;
   c) **Kirby Drive Improvements (US 59 to Bissonnet)** [T-1926]:
      i) Update on planning progress;
   d) **Buffalo Speedway Improvements (US 59 to Westheimer)** [T-1918]:
      i) Update on planning progress;
   e) **Bissonnet Reconstruction (Buffalo Speedway to Edloe)** [T-1922]:
      i) Update on planning progress;
   f) Approve pay estimates, change orders, time extensions, or final project acceptance, as appropriate, and/or ratify Construction Contract Administration Committee review and related action by President;
   g) Authorize other appropriate action;
6. **Financial and Administrative Matters:**
   a) Receive bookkeeping report, and authorize payment of invoices;
   b) Approve revised FY 2026 budget;
   c) Approve FY 2026 Levy Park budget;
   d) Confirm engagement of Arbitrage Compliance Services [Municipal Risk Management Group, LLC];
   e) Cybersecurity and Artificial Intelligence Training;
   f) Authorize other appropriate action;
7. **Consider adjournment.**



President

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**

ATTEND VIA VIDEO: https://us02web.zoom.us/j/85912894064?pwd=qJjlkPJqXDWaT8DQlmD0hHzEa1PjZa.1
ATTEND VIA AUDIO: 1-346-248-7799
MEETING ID: 859 1289 4064 | **PASSCODE:** 561672

PROPOSED BUDGETS AVAILABLE

Electronic copies of the proposed budgets are accessible at https://www.upperkirby.org. Physical copies are available upon request during regular business hours at the Upper Kirby District offices, 3120 Southwest Freeway, Houston TX.

MINUTES OF REGULAR MEETING
OF
UPPER KIRBY REDEVELOPMENT AUTHORITY
Houston, Texas

September 17, 2025

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Upper Kirby Redevelopment Authority (the "Authority"), met in regular session, open to the public, on the 17th day of September, 2025, at the regular meeting place, inside the boundaries of Reinvestment Zone Number Nineteen of the City of Houston, Texas (the "Zone"), and the roll was called of the duly constituted members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of the said persons were present, except Director Wallace, thus constituting a quorum.

Also attending all or portions of the meeting were Travis Younkin, Sharon Haynie, and Lee Cisneros of the Authority; Melissa Morton of the Morton Accounting Services; Andrew Busker of the City of Houston ("City"); Linda Trevino of METRO; and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

Chair Bailey noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board then considered approving the minutes of the meeting of the Board held April 16, 2025. Upon motion by Director Jones, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the minutes, and to authorize execution by the Secretary, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS AND QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

REVIEW REPORT ON FEDERAL/STATE/LOCAL FUNDING DEVELOPMENT AND MANAGEMENT

Mr. Younkin advised that there is no grant report for today's meeting.

RECEIVE PROPERTY TAX INCREMENT REPORT

Ms. Lyons advised that there is no property tax increment report for today's meeting.

CIP ADMINISTRATION, DESIGN, ACQUISITION, AND CONSTRUCTION

Mr. Younkin reviewed the general project status report.

DRAFT

Shepherd Drive Streetscape/Landscape Improvements

Mr. Cisneros advised that project punch list items continue to be addressed, but as previously noted, the majority of work has been complete for over a year. He advised that the Authority continues to maintain applicable retainage. He noted that, after completion of utility relocation and pole removals, sidewalk adjustments and paver work are now nearing completion. He advised that the full project should be finalized shortly.

Mr. Cisneros then reviewed Pay Estimate No. 36 in the amount of $483,327.72 to HBC, along with a recommendation for payment from the Project Manager. He noted that the pay estimate and recommendations were submitted to the Construction Contract Administration Committee ("CCAC") for review and action by the President.

West Alabama

Mr. Cisneros advised that survey and geotechnical studies have been completed and that most necessary easements have been conveyed. He reported that the 100% project plans are complete and are currently pending before the City for final approval.

Mr. Cisneros then reviewed possible Phase 1 construction timeframes. He stated that bidding would likely take place in the fall, with a possible construction start after the holidays. He advised that coordination with impacted businesses and property owners continues.

Other Projects

Mr. Cisneros advised that reconstruction of Kirby Drive south of US-59 and reconstruction of Buffalo Speedway north of US-59 are progressing in the pre-engineering phases, and that preliminary engineering reports have been submitted to the City for review.

Ratify CCAC Action and Approve Pay Estimates

The next item on the agenda was to confirm CCAC action. Mr. Cisneros advised that the CCAC has reviewed the contract administration matters as presented and recommended by the Project Manager, as referenced above, and has consulted with the President on proposed action.

Upon motion by Director Casey, seconded by Director Jackson, and after full discussion, the Board voted to unanimously to ratify all actions of the CCAC and the President with respect to the approval of and execution on the contract administration matters presented.

AUDIT AND REPORTING MATTERS

Confirm engagement of auditor

The next item on the agenda was to hire the auditor to conduct the audits of the Authority's financial statements for the fiscal years ending June 30, 2025, and June 30, 2026. Mr. Ferrell reviewed with the Board an engagement letter, advising that the fee projections for preparation of the audits are comparable to previous audit cycles.

Upon motion by Director Pena, seconded by Director Casey, and after full discussion, the Board voted unanimously to hire McCall Gibson Swedlund Barfoot to conduct the audits for the fiscal years ending June 30, 2025, and June 30, 2026.

Approve Audit

The next item on the agenda was to approve the audit for the fiscal year ended June 30, 2025, and authorize filing with the City. Mr. Ferrell reviewed the audit report with the Board and answered questions.

DRAFT

Upon motion by Director Pena, seconded by Director Casey, and after full discussion, the Board voted unanimously to approve the audit for the fiscal year ended June 30, 2025, subject to final modifications by the staff and the Authority's attorney, and to authorize filing of the audit with the City.

FINANCIAL AND ADMINISTRATIVE MATTERS

Bookkeeping Report

The next item on the agenda was to receive the bookkeeping report, and to authorize payment of invoices. Mr. Younkin reviewed the bookkeeping reports for April, May, June, July, and August, which summarize Authority bank and investment account balances and capital project expenditures, and provide statements of revenues, expenditures, and invoice payments.

Upon motion by Director Jones, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the bookkeeping reports, and the payment of invoices as presented.

Approve FY 2026 budget

Mr. Younkin reviewed the proposed 2026 budget, including a five-year CIP projection. He noted that the Civic Complex property acquisition effort will likely not be moving forward as anticipated, but a placeholder cost amount remains. He advised that budgets are experiencing a slower than usual roll out this year at the City. He also reviewed projects requiring grants and other funding actions. Upon motion by Director Jackson, seconded by Director Jones, and after full discussion, the Board voted unanimously to approve the FY 2026 budget, subject to City final approval.

Mr. Younkin and the Board discussed the potential installation of a HAWK pedestrian signal for increased safety at Lamar High School. Mr. Younkin noted that such signals are not typically installed at intersections due to potential traffic pattern interruptions.

Approve Engagement Letter for Arbitrage Compliance Services

The Board then considered approval of an engagement letter for arbitrage compliance services from Arbitrage Compliance Specialists. Mr. Kuhl reviewed the February 5th Arbitrage Analysis Report and noted related action required. He then reviewed the engagement letter which provides for the preparation of a 5-year report for the Authority's tax-exempt obligations in compliance with IRS requirements. Upon motion by Director Pena, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the engagement letter for arbitrage compliance services from Arbitrage Compliance Specialists.

Adopt Order Evidencing Review of Investment Policy

The Board then considered adoption of an Order Evidencing Review of Investment Policy [GO 2025-1]. Mr. Kuhl discussed the current Investment Policy, noting that the Authority is required by the Public Funds Investment Act to review said Policy annually. Upon motion by Director Jackson, seconded by Director Pena, and after full discussion, the Board voted unanimously to adopt the Order Evidencing Review of Investment Policy [GO 2025-1].

Adopt Order Adopting List of Qualified Brokers

The Board then considered adoption of a proposed Order Adopting List of Qualified Brokers [GO 2025-2]. Mr. Kuhl submitted to and reviewed with the Board the proposed Order, which lists all qualified brokers with which the Authority may engage in investment transactions and allows the Authority to comply with Section 2256.025 of the Government Code. Mr. Kuhl stated that Ms. Morton, the Authority's Accountant, has reviewed and updated such list. Upon motion by Director Jackson, seconded by Director Pena, and after full discussion, the Board voted unanimously to adopt the Order Adopting List of Qualified Brokers [GO 2025-2].

DRAFT

CONSIDER ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

_____
Secretary, Board of Directors

DRAFT

UKRA Project Status Report as of February 16, 2026

CONSTRUCTION PROJECTS

Shepherd Drainage and Roadway Improvements: Project contractor is Harper Brothers Construction, LLC. The construction start date was March 20, 2021, and the total contract time is 912 days. The contract completion date was September 17, 2023, and was extended to January 24, 2024, by Change Order. The contractor is over 100% complete due to several quantity over-runs and the contractor is substantially complete as of January 23, 2024.

Project progress is as follows.

1. All work is complete.
2. TDLR inspection is complete. There are minor deviations observed in two sections of the sidewalk.
3. Contractor mobilizing crew to make corrections to the deviations.

Payments: No new Pay Applications. Retainage is at 1%. Pay application status as of last period:

Pay App.	Amount Earned	Retainage	LDs	Payment	Date/Completion
37	$127,888.65	$244,082.95		$855,021.94	November 2025
Total to Date	$24,413,539.09	$244,082.95		$24,169,456.14	104.03%

Time used: 100.00%

Change Orders: Change Orders 1 through 9 have previously been approved. With these changes, the total contract amount increased by $111,404.89 (0.47%) and extended the project completion date to February 3, 2024.

Material Testing: The material testing contract is with Terracon. Contract amount is $392,392.00. To date, Terracon has invoiced $317,976.05 or 81.04% of the total contract amount. There are no new invoices for material testing.

DESIGN PROJECTS:

West Alabama Improvements: LAN is providing final design services for West Alabama. 100% design plans for West Alabama from Kirby to Buffalo Speedway were submitted to City of Houston. The design team is currently addressing the comments per City's comments. The estimated construction start is now April.

1. Survey – completed.
2. Geotechnical – 100% completion.
3. ESA Phase 2 for Package 1 has been reviewed by City and being revised for final submission.
4. Drainage – 100% complete.
5. CCTV Inspection of storm lines – Complete.

6. Final Roadway Alignment – Revised to accommodate City of Houston request.
7. ROW acquisition is in progress.
8. CNP Terminal Pole locations – identified and submitted for review.

Kirby Drive DCR: Ardurra is currently working on the DCR for Kirby Drive between US59 and Bissonnet Street. Ardurra prepared the Stage 1 (existing conditions) DCR and presented to the City of Houston. Ardurra is working on the Stage 2 and Stage 3 DCR presentations and will schedule a presentation with Houston Public Works.

Buffalo Speedway DCR: Ardurra has finalized the DCR for Buffalo Speedway between Westheimer and US59. Ardurra prepared the Stage 1 (existing conditions) DCR and presented to the City of Houston. Ardurra is submitted Stage 2 and Stage 3 DCR to City of Houston and awaiting on City to schedule a presentation with Houston Public Works. Team also coordinating with development on southwest corner of West Alabama and Buffalo Speedway intersection.

Upper Kirby Projects - 12 month look ahead

Feb-26

		Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27
Shepherd Reconstruction Package Westheimer to US 59	Design												
	Bid Phase												
	Construction												
West Alabama - Buffalo Speedway to Kirby	Design												
	Bid Phase												
	Construction												
Buffalo Speedway - Westheimer to US 59 Design Concept Report	Design												
	Bid Phase												
	Construction												
Kirby Drive - US59 to Bissonnet Design Concept Report	Design												
	Bid Phase												
	Construction												

UKRA Project Status Report as of January 19, 2026

CONSTRUCTION PROJECTS

Shepherd Drainage and Roadway Improvements: Project contractor is Harper Brothers Construction, LLC. The construction start date was March 20, 2021, and the total contract time is 912 days. The contract completion date was September 17, 2023, and was extended to January 24, 2024, by Change Order. The contractor is over 100% complete due to several quantity over-runs and the contractor is substantially compete as of January 23, 2024.

Project progress is as follows.

1. All work is complete.
2. TDLR inspection is complete and team awaiting on the report. There are minor deviations observed in two sections of the sidewalk.

Payments: Pay Applications No. 37 has been processed since the last meeting. Retainage has been reduced to 1%.

Pay App.	Amount Earned	Retainage	LDs	Payment	Date/Completion
37	$127,888.65	$244,082.95		$855,021.94	November 2025
Total to Date	$24,413,539.09	$244,082.95		$24,169,456.14	104.03%

Time used: 100.00%

Change Orders: Change Order No. 9 has been processed since the last meeting.

CO No.	Amount	Days	Description
9	($24,964.22)	0	Change Order pays for replacement of pavers at the intersection of Shepherd and Westheimer and the deletion of unused paver items in the contract.
Total	($24,964.22)	0	-0.11% of contract amount

With these changes, the total contract amount increased by $111,404.89 (0.47%) and extended the project completion date to February 3, 2024.

Material Testing: The material testing contract is with Terracon. Contract amount is $392,392.00. To date, Terracon has invoiced $317,976.05 or 81.04% of the total contract amount. There are no new invoices for material testing.

DESIGN PROJECTS:

West Alabama Improvements: LAN is providing final design services for West Alabama. 100% design plans for West Alabama from Kirby to Buffalo Speedway were submitted to City of Houston. The design team is currently addressing the comments per City's comments. The estimated construction start is now April.

1. Survey – completed.
2. Geotechnical – 100% completion.
3. ESA Phase 2 for Package 1 has been reviewed by City and being revised for final submission.
4. Drainage – 100% complete.
5. CCTV Inspection of storm lines – Complete.
6. Final Roadway Alignment – Revised to accommodate City of Houston request.
7. ROW acquisition is in progress.
8. CNP Terminal Pole locations – identified and submitted for review.

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Upper Kirby Projects - 12 month look ahead

Jan-26

		Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Shepherd Reconstruction Package Westheimer to US 59	Design												
	Bid Phase												
	Construction												
West Alabama - Buffalo Speedway to Kirby	Design												
	Bid Phase												
	Construction												
Buffalo Speedway - Westheimer to US 59 Design Concept Report	Design												
	Bid Phase												
	Construction												
Kirby Drive - US59 to Bissonnet Design Concept Report	Design												
	Bid Phase												
	Construction												

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
January 31, 2026

GENERAL FUND

PNC Bank	$	1,478,378.74
TexPool		38,706,696.45
Total General Fund	**$**	**40,185,075.19**

CAPITAL PROJECTS FUND

TexPool		2,391,158.05
Total Capital Projects Fund	**$**	**2,391,158.05**

DEBT SERVICE FUND

TxPool - Taxable	$	803,928.57
TxPool - Tax Exempt		2,927,532.46
Total Debt Service Fund	**$**	**3,731,461.03**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2025 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	14,284,603.00	3,715,397.00	18,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
January 2026

Accrual Basis

	Jan 26	Jul - Jan 26	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
Ground Lease Revenue	118,035.50	566,643.00	971,388.00	58%
Interest Income	121,892.03	1,007,181.76	750,000.00	134%
Rent Income	37,562.27	281,800.00	465,600.00	61%
Total Income	277,489.80	1,855,624.76	2,186,988.00	
Expense				
Administrative Fee	29,415.00	66,415.00	117,660.00	56%
Levy Park Operations	80,949.00	566,643.00	971,388.00	58%
Office	3,180.00	7,180.00	12,440.00	58%
Other Office	712.33	1,312.33	1,200.00	109%
Professional Fees				
Accounting	5,565.00	12,565.00	22,260.00	56%
Audit	0.00	17,250.00	17,500.00	99%
Bond Services/Trustee	0.00	0.00	4,000.00	0%
Insurance	0.00	0.00	6,000.00	0%
Property Tax Consultant	400.00	400.00	5,000.00	8%
Planning Consultant	0.00	0.00	25,000.00	0%
Legal Fees	0.00	13,714.60	170,000.00	8%
Total Professional Fees	5,965.00	43,929.60	209,760.00	
Rent	37,300.00	223,800.00	447,600.00	50%
Total Expense	157,521.33	909,279.93	1,757,868.00	
Net Ordinary Income	119,968.47	946,344.83	429,120.00	
Net Income	**119,968.47**	**946,344.83**	**429,120.00**	

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
January 2026

	Jan 26	Jul - Jan 26	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4100.00 · Interest Income	7,510.46	56,633.24	80,000.00	71%
Total Income	7,510.46	56,633.24	80,000.00	
Gross Profit	7,510.46	56,633.24	80,000.00	
Expense				
6100.00 · Admin Expense -Tax exempt	0.00	860.00	1,000.00	86%
6200.00 · Administrative Exps-Taxable	0.00	860.00	1,000.00	86%
6900.00 · Capital Projects				
6907.00 - Pedestrian Accessibility	0.00	0.00	10,000.00	0%
6914.00 · Shepherd Drainage				
6914.02 · Construction	1,015.57	564,447.68	0.00	#DIV/0!
Total 6914.00 · Shepherd Drainage	1,015.57	564,447.68	0.00	
6917.00 · Civic Center				
6917.02 · Construction - Levy tax exempt	0.00	635,550.46	650,000.00	98%
Total 6917.00 · Civic Center	0.00	635,550.46	650,000.00	
6918.00 - Buffalo Speedway Improvements	0.00	0.00	800,000.00	0%
6922.00 - Bissonnett Reconstruction	0.00	0.00	900,000.00	0%
6926.00 - Kirby Dr. Improvements	0.00	0.00	2,060,000.00	0%
6920.00 · West Alabama Reconstruction				
6920.01 · Design	0.00	128,113.66	8,250,000.00	2%
Total 6920.00 · West Alabama Reconstruction	0.00	128,113.66	8,250,000.00	
Total 6900.00 · Capital Projects	1,015.57	1,328,111.80	12,670,000.00	
Total Expense	1,015.57	1,329,831.80	12,672,000.00	
Net Ordinary Income	6,494.89	-1,273,198.56	-12,592,000.00	
Net Income	**6,494.89**	**-1,273,198.56**	**-12,592,000.00**	

Upper Kirby Redevelopment Authority - Debt Service Fund
Profit & Loss YTD Comparison
January 2026

	Jan 26	Jul - Jan 26	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4300.00 · Interest Income	10,240.00	91,165.42	75,000.00	122%
Total Income	10,240.00	91,165.42	75,000.00	
Expense				
6100.00 · Interest Expense - Taxable	0.00	83,080.43	150,000.00	55%
6150.00 · Interest Expense - Tax Exempt	0.00	208,687.48	387,777.00	54%
6500.00 · Loan Principal - Taxable	0.00	619,234.00	619,234.00	100%
6550.00 · Loan Principal - Tax Exempt	0.00	2,380,765.97	2,380,765.97	100%
Total Expense	0.00	3,291,767.88	3,537,776.97	
Net Ordinary Income	10,240.00	-3,200,602.46	-3,462,776.97	
Net Income	**10,240.00**	**-3,200,602.46**	**-3,462,776.97**	

Upper Kirby Redevelopment Authority

2/13/2026 5:12 PM

Register: UKRA PNC Bank (BBVA)

From 01/01/2026 through 01/31/2026

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/01/2026			Ground Lease Revenue	KG Office Ven...		X	37,086.50	1,418,844.04
01/01/2026			Ground Lease Revenue	KG Lofts		X	43,862.50	1,462,706.54
01/08/2026	5352	Gulf Coast Pavers Inc	Transfer To/From CPF ...	Paver Installation	5,900.00	X		1,456,806.54
01/08/2026	5353	Silversand Services	Transfer To/From CPF ...	Norfolk/Sheph...	6,655.17	X		1,450,151.37
01/08/2026	5354	Sanford & Kuhl	Accounts Payable	November 202...	4,443.50	X		1,445,707.87
01/15/2026			-split-	January 2026 R...		X	37,562.27	1,483,270.14
01/15/2026	5355	SMC Landscape Ser...	Transfer To/From CPF ...	UKRA Shephe...	1,015.57	X		1,482,254.57
01/15/2026	5356	McCall, Gibson & C...	Accounts Payable	Client #795-00 ...	7,250.00	X		1,475,004.57
01/23/2026			Ground Lease Revenue	KG Office Ven...		X	37,086.50	1,512,091.07
01/31/2026			Other Office	Service Charge	712.33	X		1,511,378.74

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
December 31, 2025

GENERAL FUND

PNC Bank	$	1,348,757.54
TexPool		38,783,802.42
Total General Fund	**$**	**40,132,559.96**

CAPITAL PROJECTS FUND

TexPool		2,383,647.59
Total Capital Projects Fund	**$**	**2,383,647.59**

DEBT SERVICE FUND

TxPool - Taxable	$	198,688.57
TxPool - Tax Exempt		2,922,532.46
Total Debt Service Fund	**$**	**3,121,221.03**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
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11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2025 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	14,284,603.00	3,715,397.00	18,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
December 2025

Accrual Basis

	Dec 25	Jul - Dec 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
Ground Lease Revenue	37,086.50	448,607.50	971,388.00	46%
Interest Income	130,072.93	885,289.73	750,000.00	118%
Rent Income	50,237.73	244,237.73	465,600.00	52%
Total Income	217,397.16	1,578,134.96	2,186,988.00	
Expense				
Administrative Fee	0.00	37,000.00	115,440.00	32%
Levy Park Operations	80,949.00	485,694.00	971,388.00	50%
Office	0.00	4,000.00	12,480.00	32%
Other Office	100.00	600.00	1,200.00	50%
Professional Fees				
Accounting	0.00	7,000.00	22,260.00	31%
Audit	0.00	17,250.00	17,500.00	99%
Legal Fees	0.00	13,714.60	170,000.00	8%
Total Professional Fees	0.00	37,964.60	209,760.00	
Rent	37,300.00	223,800.00	447,600.00	50%
Total Expense	118,349.00	789,058.60	1,757,868.00	
Net Ordinary Income	99,048.16	789,076.36	429,120.00	
Net Income	**99,048.16**	**789,076.36**	**429,120.00**	

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
December 2025

	Dec 25	Jul - Dec 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4100.00 · Interest Income	7,722.59	49,122.78	80,000.00	61%
Total Income	7,722.59	49,122.78	80,000.00	
Gross Profit	7,722.59	49,122.78	80,000.00	
Expense				
6100.00 · Admin Expense -Tax exempt	0.00	860.00	1,000.00	86%
6200.00 · Administrative Exps-Taxable	0.00	860.00	1,000.00	86%
6900.00 · Capital Projects				
6907.00 - Pedestrian Accessibility	0.00	0.00	10,000.00	0%
6914.00 · Shepherd Drainage				
6914.02 · Construction	6,655.17	863,432.11	0.00	#DIV/0!
Total 6914.00 · Shepherd Drainage	6,655.17	863,432.11	0.00	
6917.00 · Civic Center				
6917.02 · Construction - Levy tax exempt	16,150.00	635,550.46	650,000.00	98%
Total 6917.00 · Civic Center	16,150.00	635,550.46	650,000.00	
6918.00 - Buffalo Speedway Improvements	0.00	0.00	800,000.00	0%
6922.00 - Bissonnett Reconstruction	0.00	0.00	900,000.00	0%
6926.00 - Kirby Dr. Improvements	0.00	0.00	2,060,000.00	0%
6920.00 · West Alabama Reconstruction				
6920.01 · Design	0.00	128,113.66	8,250,000.00	2%
Total 6920.00 · West Alabama Reconstruction	0.00	128,113.66	8,250,000.00	
Total 6900.00 · Capital Projects	22,805.17	1,627,096.23	12,670,000.00	
Total Expense	22,805.17	1,628,816.23	12,672,000.00	
Net Ordinary Income	-15,082.58	-1,579,693.45	-12,592,000.00	
Net Income	**-15,082.58**	**-1,579,693.45**	**-12,592,000.00**	

Upper Kirby Redevelopment Authority

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Register: UKRA PNC Bank (BBVA)

From 12/01/2025 through 12/31/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/03/2025	5344	Green Horizons Land...	Transfer To/From CPF ...		6,450.00	X		702,227.51
12/03/2025	5345	MCL Project Resour...	Transfer To/From CPF ...		21,878.00	X		680,349.51
12/04/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	717,436.01
12/10/2025			-split-	December 202...		X	38,800.00	756,236.01
12/11/2025	5346	fun abounds, Inc.	Transfer To/From CPF ...	Playground Re...	385,090.60	X		371,145.41
12/11/2025	5348	Lockwood, Andrews ...	Transfer To/From CPF ...	133-10009-000...	113,833.66	X		257,311.75
12/18/2025	5349	Green Horizons Land...	Transfer To/From CPF ...	Synthetic Turf ...	12,900.00	X		244,411.75
12/18/2025	5351	Harper Brothers Con...	Transfer To/From CPF ...	Shepherd / Far...	855,021.94	X		-610,610.19
12/22/2025			UKRA TexPool GOF	Wire Transfer		X	2,000,000.00	1,389,389.81
12/29/2025			Rent Income	Deposit		X	11,437.73	1,400,827.54
12/31/2025			Other Office	Service Charge	100.00	X		1,400,727.54
12/11/2025	5347	Gunda Corporation	Transfer To/From CPF ...	Invoices 17536...	15,720.00			1,432,956.54
12/18/2025	5350	MCL Project Resour...	Transfer To/From CPF ...	Park Play Area ...	3,250.00			1,429,706.54

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
November 30, 2025

GENERAL FUND

PNC Bank	$	675,677.51
TexPool		40,691,029.49
Total General Fund	**$**	**41,366,707.00**

CAPITAL PROJECTS FUND

TexPool		2,375,925.00
Total Capital Projects Fund	**$**	**2,375,925.00**

DEBT SERVICE FUND

TxPool - Taxable	$	798,688.57
TxPool - Tax Exempt		2,922,532.46
Total Debt Service Fund	**$**	**3,121,221.03**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2025 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	14,284,603.00	3,715,397.00	18,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Accrual Basis

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
November 2025

	Nov 25	Jul - Nov 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
Ground Lease Revenue	43,862.50	411,521.00	971,388.00	42%
Interest Income	139,490.08	755,216.80	750,000.00	101%
Rent Income	38,800.00	194,000.00	465,600.00	42%
Total Income	222,152.58	1,360,737.80	2,186,988.00	
Expense				
Administrative Fee	0.00	37,000.00	115,440.00	32%
Levy Park Operations	80,949.00	404,745.00	971,388.00	42%
Office	0.00	4,000.00	12,480.00	32%
Other Office	100.00	500.00	1,200.00	42%
Professional Fees				
Accounting	0.00	7,000.00	22,260.00	31%
Audit	0.00	17,250.00	17,500.00	99%
Legal Fees	4,443.50	13,714.60	170,000.00	8%
Total Professional Fees	4,443.50	37,964.60	209,760.00	
Rent	37,300.00	186,500.00	447,600.00	42%
Total Expense	122,792.50	670,709.60	1,757,868.00	
Net Ordinary Income	99,360.08	690,028.20	429,120.00	
Net Income	**99,360.08**	**690,028.20**	**429,120.00**	

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
November 2025

	Nov 25	Jul - Nov 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4100.00 · Interest Income	7,763.42	41,400.19	80,000.00	52%
Total Income	7,763.42	41,400.19	80,000.00	
Gross Profit	7,763.42	41,400.19	80,000.00	
Expense				
6100.00 · Admin Expense -Tax exempt	0.00	860.00	1,000.00	86%
6200.00 · Administrative Exps-Taxable	0.00	860.00	1,000.00	86%
6900.00 · Capital Projects				
6907.00 - Pedestrian Accessibility	0.00	0.00	10,000.00	0%
6914.00 · Shepherd Drainage				
6914.02 · Construction	855,021.94	856,776.94	0.00	#DIV/0!
Total 6914.00 · Shepherd Drainage	855,021.94	856,776.94	0.00	
6917.00 · Civic Center				
6917.02 · Construction - Levy tax exempt	422,207.60	619,400.46	650,000.00	95%
Total 6917.00 · Civic Center	422,207.60	619,400.46	650,000.00	
6918.00 - Buffalo Speedway Improvements	0.00	0.00	800,000.00	0%
6922.00 - Bissonnett Reconstruction	0.00	0.00	900,000.00	0%
6926.00 - Kirby Dr. Improvements	0.00	0.00	2,060,000.00	0%
6920.00 · West Alabama Reconstruction				
6920.01 · Design	0.00	128,113.66	8,250,000.00	2%
Total 6920.00 · West Alabama Reconstruction	0.00	128,113.66	8,250,000.00	
Total 6900.00 · Capital Projects	1,277,229.54	1,604,291.06	12,670,000.00	
Total Expense	1,277,229.54	1,606,011.06	12,672,000.00	
Net Ordinary Income	-1,269,466.12	-1,564,610.87	-12,592,000.00	
Net Income	**-1,269,466.12**	**-1,564,610.87**	**-12,592,000.00**	

Upper Kirby Redevelopment Authority - Debt Service Fund
Profit & Loss YTD Comparison
November 2025

	Nov 25	Jul - Nov 25	Budget	YTD as % of Budget
Ordinary Income/Expense				
Income				
4300.00 · Interest Income	16,419.30	68,869.31	75,000.00	92%
Total Income	16,419.30	68,869.31	75,000.00	
Expense				
6100.00 · Interest Expense - Taxable	83,080.43	83,080.43	150,000.00	55%
6150.00 · Interest Expense - Tax Exempt	208,687.48	208,687.48	387,777.00	54%
6500.00 · Loan Principal - Taxable	619,234.00	619,234.00	619,234.00	100%
6550.00 · Loan Principal - Tax Exempt	2,380,765.97	2,380,765.97	2,380,765.97	100%
Total Expense	3,291,767.88	3,291,767.88	3,537,776.97	
Net Ordinary Income	-3,275,348.58	-3,222,898.57	-3,462,776.97	
Net Income	**-3,275,348.58**	**-3,222,898.57**	**-3,462,776.97**	

Register: UKRA PNC Bank (BBVA)

From 11/01/2025 through 11/30/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/06/2025			Rent Income	November 202...		X	38,800.00	683,162.01
11/13/2025	5342	Pieper-Houston Elect...	Transfer To/From CPF ...	Invoices 36085...	15,358.00	X		667,804.01
11/19/2025	5343	MCL Project Resour...	Transfer To/From CPF ...	Park Bench Bo...	2,889.00	X		664,915.01
11/25/2025			Ground Lease Revenue	Madera Reside...		X	43,862.50	708,777.51
11/30/2025			Other Office	Service Charge	100.00	X		708,677.51

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
October 31, 2025

GENERAL FUND

PNC Bank	$	611,362.01
TexPool		43,961,620.84
Total General Fund	**$**	**44,572,982.85**

CAPITAL PROJECTS FUND

TexPool		2,368,161.58
Total Capital Projects Fund	**$**	**2,368,161.58**

DEBT SERVICE FUND

TxPool - Taxable	$	792,517.92
TxPool - Tax Exempt		2,900,163.15
Total Debt Service Fund	**$**	**3,692,681.07**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
Accrual Basis — **October 2025**

	Oct 25	Jul - Oct 25
Ordinary Income/Expense		
Income		
Ground Lease Revenue	80,949.00	367,658.50
Interest Income	154,139.48	615,726.72
Rent Income	38,800.00	155,200.00
Total Income	273,888.48	1,138,585.22
Expense		
Administrative Fee	9,250.00	37,000.00
Levy Park Operations	0.00	80,949.00
Office	1,000.00	4,000.00
Other Office	100.00	400.00
Professional Fees		
Accounting	1,750.00	7,000.00
Audit	7,250.00	17,250.00
Legal Fees	0.00	9,271.10
Total Professional Fees	9,000.00	33,521.10
Rent	37,300.00	149,200.00
Total Expense	56,650.00	305,070.10
Net Ordinary Income	217,238.48	833,515.12
Net Income	**217,238.48**	**833,515.12**

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
Accrual Basis — **October 2025**

	Oct 25	Jul - Oct 25
Ordinary Income/Expense		
Income		
4100.00 · Interest Income	8,301.28	33,636.77
Total Income	8,301.28	33,636.77
Gross Profit	8,301.28	33,636.77
Expense		
6100.00 · Admin Expense -Tax exempt	0.00	860.00
6200.00 · Administrative Exps-Taxable	0.00	860.00
6900.00 · Capital Projects		
6914.00 · Shepherd Drainage		
6914.02 · Construction	0.00	315.00
Total 6914.00 · Shepherd Drainage	0.00	315.00
6917.00 · Civic Center		
6917.02 · Construction - Levy tax exempt	3,250.00	197,192.86
Total 6917.00 · Civic Center	3,250.00	197,192.86
Total 6900.00 · Capital Projects	3,250.00	197,507.86
Total Expense	3,250.00	199,227.86
Net Ordinary Income	5,051.28	-165,591.09
Net Income	**5,051.28**	**-165,591.09**

Upper Kirby Redevelopment Authority - Debt Service Fund
Profit & Loss YTD Comparison
Accrual Basis — **October 2025**

	Oct 25	Jul - Oct 25
Ordinary Income/Expense		
Income		
4300.00 · Interest Income	12,944.17	52,450.01
Total Income	12,944.17	52,450.01
Net Ordinary Income	12,944.17	52,450.01
Net Income	**12,944.17**	**52,450.01**

Register: UKRA PNC Bank (BBVA)

From 10/01/2025 through 10/31/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/02/2025	5335	Butcher's Swimming ...	Transfer To/From CPF ...		16,926.95	X		588,002.12
10/02/2025	5336	Silversand Services	Transfer To/From CPF ...	Harold Street Ir...	90.00	X		587,912.12
10/09/2025	5337	MCL Project Resour...	Transfer To/From CPF ...	Levy Park - Re...	3,250.00	X		584,662.12
10/09/2025	5338	Pieper-Houston Elect...	Transfer To/From CPF ...		11,719.01	X		572,943.11
10/09/2025	5339	MCL Project Resour...	Transfer To/From CPF ...	Levy Park - Re...	29,330.00	X		543,613.11
10/14/2025			Rent Income	October 2025 ...		X	38,800.00	582,413.11
10/28/2025			Ground Lease Revenue	Madera Reside...		X	43,862.50	626,275.61
10/30/2025	5341	Upper Kirby Manage...	Accounts Payable	Mgmt fee Octo...	12,000.00	X		614,275.61
10/31/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	651,362.11
10/31/2025			Other Office	Service Charge	100.00	X		651,262.11
10/30/2025	5340	Sanford & Kuhl	Accounts Payable	September 202...	6,900.10			611,362.01

UPPER KIRBY REDEVELOPMENT AUTHORITY
Summary of Bank and Investment Accounts
September 30, 2025

GENERAL FUND

PNC Bank	$	571,929.07
TexPool		43,844,781.36
Total General Fund	**$**	**44,416,710.43**

CAPITAL PROJECTS FUND

TexPool		2,359,860.30
Total Capital Projects Fund	**$**	**2,359,860.30**

DEBT SERVICE FUND

TxPool - Taxable	$	789,739.87
TxPool - Tax Exempt		2,889,997.03
Total Debt Service Fund	**$**	**3,679,736.90**

REGIONS BANK LOAN

	TAX EXEMPT	TAXABLE	TOTAL LOAN
LOAN AGREEMENT	32,500,000.00	12,500,000.00	45,000,000.00
12/01/2016 Restructured Loan	35,711,497.00	9,288,503.00	45,000,000.00
11/30/2017 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2018 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2019 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2020 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2021 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2022 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2023 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
11/30/2024 Principal Payment	(2,380,766.00)	(619,234.00)	(3,000,000.00)
Outstanding Loan Balance	16,665,369.00	4,334,631.00	21,000,000.00
Balance of Loan Available	$ -	$ -	$ -

No assurance is provided on these financial statements

Upper Kirby Redevelopment Authority
Profit & Loss YTD Comparison
Accrual Basis — **September 2025**

	Sep 25	Jul - Sep 25
Ordinary Income/Expense		
Income		
Ground Lease Revenue	118,035.50	286,709.50
Interest Income	152,708.25	461,587.24
Rent Income	38,800.00	116,400.00
Total Income	309,543.75	864,696.74
Expense		
Administrative Fee	9,250.00	27,750.00
Levy Park Operations	80,949.00	80,949.00
Office	1,000.00	3,000.00
Other Office	100.00	300.00
Professional Fees		
Accounting	1,750.00	5,250.00
Audit	10,000.00	10,000.00
Legal Fees	6,900.10	9,271.10
Total Professional Fees	18,650.10	24,521.10
Rent	37,300.00	111,900.00
Total Expense	147,249.10	248,420.10
Net Ordinary Income	162,294.65	616,276.64
Net Income	**162,294.65**	**616,276.64**

Upper Kirby Redevelopment Authority - Capital Projects Fund
Profit & Loss YTD Comparison
Accrual Basis — **September 2025**

	Sep 25	Jul - Sep 25
Ordinary Income/Expense		
Income		
4100.00 · Interest Income	8,218.47	25,335.49
Total Income	8,218.47	25,335.49
Gross Profit	8,218.47	25,335.49
Expense		
6100.00 · Admin Expense -Tax exempt	860.00	860.00
6200.00 · Administrative Exps-Taxable	860.00	860.00
6900.00 · Capital Projects		
6914.00 · Shepherd Drainage		
6914.02 · Construction	0.00	315.00
Total 6914.00 · Shepherd Drainage	0.00	315.00
6917.00 · Civic Center		
6917.02 · Construction - Levy tax exempt	52,089.01	193,942.86
Total 6917.00 · Civic Center	52,089.01	193,942.86
Total 6900.00 · Capital Projects	52,089.01	194,257.86
Total Expense	53,809.01	195,977.86
Net Ordinary Income	-45,590.54	-170,642.37
Net Income	**-45,590.54**	**-170,642.37**

Upper Kirby Redevelopment Authority - Debt Service Fund
Profit & Loss YTD Comparison
Accrual Basis — **September 2025**

	Sep 25	Jul - Sep 25
Ordinary Income/Expense		
Income		
4300.00 · Interest Income	12,815.10	39,505.84
Total Income	12,815.10	39,505.84
Net Ordinary Income	12,815.10	39,505.84
Net Income	**12,815.10**	**39,505.84**

Register: UKRA PNC Bank (BBVA)

From 09/01/2025 through 09/30/2025

Sorted by: Cleared status

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/04/2025	5329	Gulf Coast Pavers Inc	Transfer To/From CPF ...	Paver Installation	4,395.00	X		494,692.07
09/04/2025	5330	Houston Lightscapes	Transfer To/From CPF ...	Balance Due	22,127.50	X		472,564.57
09/04/2025	5331	Sanford & Kuhl	Accounts Payable	July 2025 Gene...	1,140.00	X		471,424.57
09/04/2025	5332	Upper Kirby Manage...	Accounts Payable	Mgmt fee Sept...	12,000.00	X		459,424.57
09/05/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	496,511.07
09/11/2025			Rent Income	September 202...		X	38,800.00	535,311.07
09/17/2025	5333	McCall, Gibson & C...	Accounts Payable	Client #795-00 ...	10,000.00	X		525,311.07
09/17/2025	5334	Sanford & Kuhl	Accounts Payable	August 2025 G...	1,231.00	X		524,080.07
09/18/2025			Ground Lease Revenue	KG Lofts		X	37,086.50	561,166.57
09/30/2025			Ground Lease Revenue	Madera Reside...		X	43,862.50	605,029.07
09/30/2025			Other Office	Service Charge	100.00	X		604,929.07

UPPER KIRBY REDEVELOPMENT AUTHORITY
QUARTERLY INVESTMENT REPORT
1ST QUARTER FISCAL YEAR 2026
JULY 1, 2025 to
SEPTEMBER 30, 2025

Transaction Date		General Fund	Capital Project Fund-Tax Exempt	Debt Service Fund-Taxable	Debt Service Fund-Tax Exempt
		TexPool	TexPool	TexPool	TexPool
7/1/2025	Beginning Bal	$ 27,899,912.81	$ 2,334,524.81	$ 781,261.14	$ 2,858,969.92
Jul 25	Withdrawals	(280,147.00)			
Jul 25	Deposits	16,000,000.00			
Jul 25	Interest 4.3052%	148,808.69	8,549.64	2,861.25	10,470.32
Aug 25	Withdrawals	(118,249.00)			
Aug 25	Deposits	-		-	-
Aug 25	Interest 4.3052%	159,996.61	8,567.38	2,867.14	10,492.03
		-			
Sep 25	Withdrawals	(118,249.00)			
Sep 25	Deposits	-	-	-	-
Sep 25	Interest 4.2520%	152,708.25	8,218.47	2,750.34	10,064.76
9/30/2025	**Balance**	**$ 43,844,781.36**	**$ 2,359,860.30**	**$ 789,739.87**	**$ 2,889,997.03**

The investments for the District for the period are in compliance with the Public Funds Investment Act, the District's investment policy and the District's investment strategy.

Investment Officer: _____

DRAFT

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE

Fund Summary
Fund Name: **Upper Kirby Redevelopment Authority**
TIRZ: **19**
Fund Number: **7567/50**

PROFILE

Base Year:		1999
Base Year Taxable Value:	$	683,628,290
Projected Taxable Value (TY2025):	$	4,816,422,288
Current Taxable Value (TY2024):	$	4,638,943,773
Acres:		838.98
Administrator (Contact):		Travis Younkin
Contact Number:		(713) 524-8000

NARRATIVE

Zone Purpose:

Tax Increment Reinvestment Zone Number Nineteen, City of Houston, Texas was created to provide plans and programs needed to attract private investment in residential, commercial and retail development in the Upper Kirby area through the design and construction of roadway and streets, public utility infrastructure, street lighting, pedestrian improvements, parks and real property acquisition.

PROJECT PLAN

	Total Plan	Cumulative Expenses (to 6/30/24)	Variance
Capital Projects:			
Utility System Improvements	$ 91,400,000	$ 97,931,852	$ (6,531,852)
Traffic Mobility Improvements	175,280,000	29,136,293	146,143,707
Safety and Security Improvements	1,850,000	-	1,850,000
Public Recreation/Public Service Improvements	150,798,586	39,544,949	111,253,637
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total Capital Projects	$ 419,328,586	$ 166,613,094	$ 252,715,492
Affordable Housing	-	-	-
School & Education/Cultural Facilities	5,572,812	20,333,849	(14,761,037)
Financing Costs	84,600,000	48,430,560	36,169,440
Administration Costs/ Professional Services	5,665,529	7,015,925	(1,350,396)
Creation Costs	600,000	221,672	378,328
Total Project Plan	$ 515,766,927	$ 242,615,100	$ 273,151,827

DEBT

Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
Debt Service	$ 3,620,460	$ 3,620,460	$ 3,537,777
Principal	$ 3,000,000	$ 3,000,000	$ 3,000,000
Interest	$ 620,460	$ 620,460	$ 537,777
	Balance as of 6/30/24	**Projected Balance as of 6/30/25**	**Projected Balance as of 6/30/26**
Year End Outstanding (Principal)			
Bond Debt	$ -	$ -	$ -
Bank Loan	$ 24,000,000	$ 21,000,000	$ 18,000,000
Line of Credit	$ -	$ -	$ -
Developer Agreement	$ -	$ -	$ -
Other	$ -	$ -	$ -

DRAFT

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
Fund Name: **Upper Kirby Redevelopment Authority**
TIRZ: **19**
Fund Number: **7567/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	29,859,646	$ 34,617,950	39,026,136
RESTRICTED Funds - General Fund	3,535,973	-	5,001,527
RESTRICTED Funds - Bond Debt Service Reserve	3,785,825	3,644,377	3,785,825
RESTRICTED Funds - Ground Lease and Rent Obligations	1,373,952	902,882	1,419,052
Beginning Balance	**$ 38,555,396**	**39,165,209**	**49,232,540**
City tax revenue	$ 17,901,890	17,576,030	$ 17,855,095
County tax revenue	-	-	-
Community College tax revenue	-	-	-
Incremental property tax revenue	**$ 17,901,890**	**17,576,030**	**17,855,095**
COH Utility Participation	-	-	-
Miscellaneous revenue	**$ 1,403,757**	**1,404,252**	**1,441,188**
COH TIRZ interest	$ 41,090	$ -	$ -
Interest Income - CPF	80,000	106,313	80,000
Interest Income - DSF		91,461	75,000
Interest Income - GOF	500,000	1,586,759	750,000
Other Interest Income	**$ 621,090**	**1,784,533**	**905,000**
	$ -		
Grants	-	$ 21,000	$ 21,000
Grant Proceeds	**$ -**	**21,000**	**21,000**
Bank Loan	$ -	$ -	$ -
Proceeds from Bank Loan	**$ -**	**$ -**	**$ -**
	$ -	$ -	$ -
Contract Revenue Bond Proceeds	**$ -**	**$ -**	**$ -**
TOTAL AVAILABLE RESOURCES	**58,482,133**	**59,951,024**	**69,454,823**

DRAFT

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
Fund Name: **Upper Kirby Redevelopment Authority**
TIRZ: **19**
Fund Number: **7567/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	$ 21,000	$ 21,000	$ 22,260
Administration Salaries & Benefits	111,000	111,000	117,660
Auditor	16,200	16,500	17,500
Bond Services/Trustee/Financial Advisor	4,000	1,600	4,000
Insurance	6,000	4,276	6,000
Office Administration	12,000	12,920	13,640
TIRZ Administration and Overhead	**$ 170,200**	**167,296**	**$ 181,060**
Engineering Consultants	$ -	$ -	$ -
Legal	140,000	177,161	170,000
Property Tax Consultant	5,000	700	5,000
Planning Consultants	25,000	8,140	25,000
Program and Project Consultants	**$ 170,000**	**186,001**	**$ 200,000**
Management consulting services	**$ 340,200**	**353,297**	**381,060**
Capital Expenditures (See CIP Schedule)	17,022,000	1,635,838	12,620,000
TIRZ Capital Expenditures	**$ 17,022,000**	**1,635,838**	**12,620,000**
Levy Park Conservancy	941,952	971,388	971,388
Developer / Project Reimbursements	**$ 1,373,952**	**$ 1,419,052**	**$ 1,419,052**
Loan debt service			
Principal	3,000,000	3,000,000	3,000,000
Interest	620,460	620,460	537,777
System debt service	**$ 3,620,460**	**3,620,460**	**3,537,777**
TOTAL PROJECT COSTS	**22,356,612**	**7,028,647**	**17,957,889**
Administration Fees:			
City	$ 895,095	878,802	892,755
	-	-	-
Municipal Services Charge	3,025,573	2,811,036	4,439,407
Total Transfers	**$ 3,920,668**	**3,689,838**	**5,332,162**
Total Budget	**$ 26,277,280**	**$ 10,718,485**	**23,290,051**
RESTRICTED Funds - Capital Projects	$ 28,499,898	$ 45,446,715	$ 42,459,817
RESTRICTED Funds - General Fund	-		-
RESTRICTED Funds - Bond Debt Service Reserve	3,704,955	3,785,825	3,704,955
RESTRICTED Funds - Ground Lease and Rent Obligations	-	-	-
Ending Fund Balance	**32,204,853**	**49,232,540**	**46,164,772**
Total Budget & Ending Fund Balance	**$ 58,482,133**	**$ 59,951,025**	**$ 69,454,823**

Notes:

DRAFT

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
C	T-1907	Pedestrian Accessibility	$ 72,423	-	10,000	10,000	10,000	10,000	10,000	50,000	122,423
C, G	T-1912A	Westheimer Drainage System Improvements(Laterals)	$ 29,099,222	-	-	-	-	-	-	-	29,099,222
C	T-1913	Greenbriar Drainage System Improvements	$ 500,175	-	-	-	-	150,000	2,050,000	2,200,000	2,700,175
C	T-1914	Shepherd Drainage System Improvements	$ 29,423,701	531,260	-	-	-	-	-	-	29,954,961
C	T-1915	Richmond Paving and Drainage Improvements	$ -	-	-	-	-	-	-	-	-
C	T-1917	Upper Kirby Civic Complex	$ 36,172,469	44,927	600,000	-	-	-	-	600,000	36,817,396
C	T-1918	Buffalo Speedway Improvements	$ 217,525	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000	20,745,000	21,172,398
C	T-1919	Westpark Improvements - Kirby to Edloe	$ 75,358	-	-	-	-	-	100,000	100,000	175,358
C	T-1920	West Alabama Reconstruction	$ 1,310,302	337,600	8,250,000	12,850,000	11,150,000	15,150,000	-	47,400,000	49,047,902
C	T-1922	Bissonnet Reconstruction	$ 12,697,029	-	900,000	1,800,000	11,750,000	9,000,000	12,000,000	35,450,000	48,147,029
C	T-1924	Eastside Reconstruction	$ 3,460,081	304,012	-	-	-	-	-	-	3,764,093
C, G	T-1925	Public Art	$ 262,545	-	-	-	-	-	-	-	262,545
C	T-1926	Kirby Dr. Improvements - US 59 to Bissonnet	$ -	208,166	2,060,000	8,350,000	8,210,000	-	-	18,620,000	18,828,166
C, G	T-1999	Concrete Panel Replacement/Sidewalk Maintenance	-	-	-	-	-	-	-	-	-
Totals			**113,290,830**	**1,635,838**	**12,620,000**	**32,525,000**	**34,235,000**	**24,910,000**	**20,875,000**	**$ 125,165,000**	**$ 240,091,668**

* NOTE:
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Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	54,202,588	1,611,789	12,599,000	32,275,000	31,735,000	21,410,000	19,375,000	117,394,000	173,208,377
City of Houston	-	-	-	-	-	-	-	-	-
Grants	7,267,295	24,049	21,000	250,000	2,500,000	3,500,000	1,500,000	7,771,000	15,062,344
Bank Loan	51,820,947	-	-	-	-	-	-	-	51,820,947
Other	-	-	-	-	-	-	-	-	-
Project Total	**113,290,830**	**1,635,838**	**12,620,000**	**32,525,000**	**34,235,000**	**24,910,000**	**20,875,000**	**125,165,000**	**240,091,668**

DRAFT

Pedestrian Accessibility		City Council District		Key Map:	492	WBS.:	T-1907
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87		

Description: 18 Ped Signals, 37 Push Buttons, 47 Ramps, 32 Sidewalk Pads on Bissonnet, Westpark, US 59/Service Road, Richmond, W. Alabama, Buffalo Speedway, Eastside and Wakeforest.

Justification: Improvements will increase pedestrian safety, mobility, and accessibility.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	60,063	10,000	-	10,000	10,000	10,000	10,000	10,000	$ 50,000	$ 110,063
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	12,360	-	-	-	-	-	-	-	$ -	$ 12,360
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		12,360	-	-	-	-	-	-	-	$ -	$ 12,360
Total Allocations		72,423	$ 10,000	$ -	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 50,000	$ 122,423
Source of Funds											
TIRZ Funds		72,423	10,000	-	10,000	10,000	10,000	10,000	10,000	$ 50,000	$ 122,423
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other										$ -	$ -
Total Funds		$ 72,423	$ 10,000	$ -	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 50,000	$ 122,423

*NOTE:

DRAFT

Greenbriar Drainage System Improvements	City Council District		Key Map:	492	WBS.:	T-1913
	Location:	C	Geo. Ref.:			
	Served:	C	Neighborhood:	87		

Description: Improvements include replacement of main trunk line, existing laterals, and roadway reconstruction on Greenbriar, W. Alabama, Sul Ross, W. Main, Richmond, and Lexington.

Justification: Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
	Phase										
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	150,000	$ 150,000	$ 150,000
3	Design	151,535			-	-	-	150,000	1,800,000	$ 1,950,000	$ 2,101,535
4	Construction	348,546			-	-		-	-	$ -	$ 348,546
5	Equipment	-	-	-	-	-		-	-	$ -	$ -
6	Close-Out	-	-	-	-	-		-	-	$ -	$ -
7	Other	94	-	-	-	-	-	-	100,000	$ 100,000	$ 100,094
		-	-	-	-	-		-		$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	94	-	-	-	-	-	-	100,000	$ 100,000	$ 100,094
	Total Allocations	500,175	$ -	$ -	$ -	$ -	$ -	$ 150,000	$ 2,050,000	$ 2,200,000	$ 2,700,175
	Source of Funds										
	TIRZ Funds	500,175	-	-	-	-	-	150,000	2,050,000	$ 2,200,000	$ 2,700,175
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-		-	-	-	$ -	$ -
	Bank Loan	-	-	-	-	-				$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Other	$ 500,175	$ -	$ -	$ -	$ -	$ -	$ 150,000	$ 2,050,000	$ 2,200,000	$ 2,700,175

*NOTE:

DRAFT

Shepherd Drainage System Improvements		City Council District		Key Map:	492	WBS.:	T-1914
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87		

Description: A parallel 60" RCP will be constructed, replacement of existing trunk line, laterals, and roadway reconstruction on Shepherd, Harold, Marshall, Richmond, McDuffie, Portsmouth, Norfolk and Lexington.

Justification: Existing trunk line and storm sewer laterals that lead to trunk line are either undersized or in bad condition.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	80,632		-	-	-	-	-	-	$ -	$ 80,632
3	Design	2,538,570	7,000	-		-			-	$ -	$ 2,538,570
4	Construction	26,769,864	750,000	531,260		-			-	$ -	$ 27,301,124
5	Equipment	-		-		-	-	-	-	$ -	$ -
6	Close-Out	-		-		-	-	-	-	$ -	$ -
7	Other	34,635	5,000	-		-			-	$ -	$ 34,635
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
		-	-	-		-	-	-	-	$ -	$ -
Other Sub-Total:		34,635	5,000	-	-	-	-	-	-	$ -	$ 34,635
Total Allocations		$ 29,423,701	$ 762,000	531,260	-	-	-	-	$ -	$ -	$ 29,954,961
Source of Funds											
TIRZ Funds		26,133,184	762,000	531,260	-	-	-	-	-	$ -	$ 26,664,444
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		3,290,517			-	-	-	-	-	$ -	$ 3,290,517
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 29,423,701	$ 762,000	$ 531,260	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,954,961

*NOTE:

DRAFT

Upper Kirby Civic Complex		City Council District		Key Map:		WBS.:	T-1917
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87, 23		

Description: The proposed complex will reorient Levy Park from a north-south alignment to an east-west alignment providing visibility and accessibility from two streets and will provide Houston's inner city urban neighborhoods with expanded recreational opportunities for all ages.

Justification: This signature park will provide the UK District and surrounding neighborhoods with a much needed recreational area in the community where families and individuals can congregate and have a relaxing atmosphere.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	1,009,164	-	-	-	-	-	-	-	$ -	$ 1,009,164
2	Acquisition	13,746,848	8,500,000	-		-	-	-	-	$ -	$ 13,746,848
3	Design	1,987,600		-		-	-	-	-	$ -	$ 1,987,600
4	Construction	17,369,328		44,927	600,000	-	-	-	-	$ 600,000	$ 18,014,255
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	2,059,529		-		-	-	-	-	$ -	$ 2,059,529
		-	-		-	-	-	-	-	$ -	$ -
		-	-		-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		2,059,529	-	-	-	-	-	-	-	$ -	$ 2,059,529
Total Allocations		36,172,469	$ 8,500,000	44,927	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000	$ 36,817,396
Source of Funds											
TIRZ Funds		8,256,102	8,500,000	44,927	600,000	-	-	-	-	$ 600,000	$ 8,901,029
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		27,916,367		-	-	-	-	-	-	$ -	$ 27,916,367
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 36,172,469	$ 8,500,000	$ 44,927	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000	$ 36,817,396

*NOTE:

DRAFT

Buffalo Speedway Improvements **US 59 to Westheimer**	**City Council District**		**Key Map:**		**WBS.:**	**T-1918**	
	Location:	C	**Geo. Ref.:**				
	Served:	C	**Neighborhood:**	87			

Description:	Project provides for the engineering, ROW acquisition, and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		**Projected Expenses thru 6/30/24**	**2025 Budget**	**2025 Estimate**	**2026**	**2027**	**2028**	**2029**	**2030**	**FY26 - FY30 Total**	**Cumulative Total (To Date)**
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	50,000	-	-	100,000	$ 150,000	$ 150,000
3	Design	31,265	300,000	209,873	800,000	450,000	100,000	600,000	100,000	$ 2,050,000	$ 2,291,138
4	Construction	186,261	-	-	-	9,000,000	3,000,000		6,500,000	$ 18,500,000	$ 18,686,261
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	15,000	15,000		15,000	$ 45,000	$ 45,000
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	15,000	15,000	-	15,000	$ 45,000	$ 45,000
Total Allocations		$ 217,525	$ 300,000	$ 209,873	$ 800,000	$ 9,515,000	$ 3,115,000	$ 600,000	$ 6,715,000	$ 20,745,000	$ 21,172,398
Source of Funds											
TIRZ Funds		217,525	300,000	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000	$ 20,745,000	$ 21,172,398
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-		-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-		
Other		$ 217,525	$ 300,000	$ 209,873	$ 800,000	$ 9,515,000	$ 3,115,000	$ 600,000	$ 6,715,000	$ 20,745,000	$ 21,172,398

*NOTE:

DRAFT

Westpark Improvements - Kirby to Edloe		City Council District		Key Map:		WBS.:	T-1919
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87		

Description: Project provides for the engineering, ROW acquisition, and reconstruction of a bikeway and existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.

Justification: Project will move the bikeway away from the roadway and reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-		$ -	$ -
3	Design	75,358	-	-	-	-	-	-	50,000	$ 50,000	$ 125,358
4	Construction	-	-	-	-	-	-	-	-	$ -	$ -
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	-	-	-	-	-	-	-	50,000	$ 50,000	$ 50,000
		-	-	-	-	-	-	-		$ -	$ -
		-	-	-	-	-	-	-		$ -	$ -
		-	-	-	-	-	-	-		$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	-	-	-	-	-	50,000	$ 50,000	$ 50,000
Total Allocations		$ 75,358	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ 100,000	$ 175,358
Source of Funds											
TIRZ Funds		75,358	-	-	-	-	-	-	100,000	$ 100,000	$ 175,358
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 75,358	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ 100,000	$ 175,358

*NOTE:

DRAFT

West Alabama Reconstruction **Buffalo Speedway to Shepherd**	**City Council District**		**Key Map:**		**WBS.:**	**T-1920**
	Location:	C	**Geo. Ref.:**			
	Served:	C	**Neighborhood:**	87		

Description: Project provides for the engineering and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.

Justification: Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		**Projected Expenses thru 6/30/24**	**2025 Budget**	**2025 Estimate**	**2026**	**2027**	**2028**	**2029**	**2030**	**FY26 - FY30 Total**	**Cumulative Total (To Date)**
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	-	500,000	-	200,000	300,000		-	-	$ 500,000	$ 500,000
3	Design	1,297,207	1,000,000	337,600	500,000	500,000	100,000	100,000	-	$ 1,200,000	$ 2,834,807
4	Construction	-	5,500,000	-	7,500,000	12,000,000	11,000,000	15,000,000		$ 45,500,000	$ 45,500,000
5	Equipment	-	-		-	-	-	-	-	$ -	$ -
6	Close-Out	-	-		-	-	-	-	-	$ -	$ -
7	Other	13,095	50,000	-	50,000	50,000	50,000	50,000		$ 200,000	$ 213,095
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		13,095	50,000	-	50,000	50,000	50,000	50,000	-	$ 200,000	$ 213,095
Total Allocations		1,310,302	$ 7,050,000	337,600	$ 8,250,000	$ 12,850,000	$ 11,150,000	$ 15,150,000	$ -	$ 47,400,000	$ 49,047,902
Source of Funds											
TIRZ Funds		1,310,302	7,050,000	313,551	8,229,000	12,600,000	8,650,000	13,650,000	(1,500,000)	$ 41,629,000	$ 43,252,853
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	24,049	21,000	250,000	2,500,000	1,500,000	1,500,000	$ 5,771,000	$ 5,795,049
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 1,310,302	$ 7,050,000	$ 337,600	$ 8,250,000	$ 12,850,000	$ 11,150,000	$ 15,150,000	$ -	$ 47,400,000	$ 49,047,902

*NOTE:

DRAFT

BACK TO	Bissonnet Reconstruction Kirby to Edloe	City Council District		Key Map:		WBS.:	T-1922
		Location:	C	Geo. Ref.:			
		Served:	C	Neighborhood:	87		

Description:	Project provides for the engineering, ROW acquisition, and reconstruction of existing roadway with concrete paving, curbs, sidewalks, street lighting and underground utilities as needed.
Justification:	Project will reconstruct a street that has deteriorated beyond economic repair and normal maintenance.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY22 - FY26 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-	-	-	-	-	-	$ -	$ -
2	Acquisition	43,087	-	-	-		250,000	-	2,000,000	$ 2,250,000	$ 2,293,087
3	Design	902,715		-	400,000	1,800,000	2,500,000	-	-	$ 4,700,000	$ 5,602,715
4	Construction	11,669,855		-	500,000	-	9,000,000	9,000,000	10,000,000	$ 28,500,000	$ 40,169,855
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	81,372	-	-	-	-	-	-	-	$ -	$ 81,372
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		81,372	-	-	-	-	-	-	-	$ -	$ 81,372
Total Allocations		12,697,029	$ -	-	$ 900,000	$ 1,800,000	$ 11,750,000	$ 9,000,000	$ 12,000,000	$ 35,450,000	$ 48,147,029
Source of Funds											
TIRZ Funds		12,697,029	-	-	900,000	1,800,000	11,750,000	7,000,000	12,000,000	$ 33,450,000	$ 46,147,029
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	2,000,000	-	$ 2,000,000	$ 2,000,000
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ 12,697,029	$ -	$ -	$ 900,000	$ 1,800,000	$ 11,750,000	$ 9,000,000	$ 12,000,000	$ 35,450,000	$ 48,147,029

*NOTE:

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Eastside Reconstruction **From US 59 to Westheimer**	**City Council District**		**Key Map:**		**WBS.:** T-1924
	Location:	C	**Geo. Ref.:**		
	Served:	C	**Neighborhood:**	87	

Description: Project provides for the planning, engineering and construction of drainage, roadway and urban streetscape elements as needed.

Justification: UKRA drainage and mobility master plan identified drainage and pavement issues, COH sponsored Livable Center Study identified the need for enhanced pedestrian facilities.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	**Projected Expenses thru 6/30/24**	**2025 Budget**	**2025 Estimate**	**2026**	**2027**	**2028**	**2029**	**2030**	**FY26 - FY30 Total**	**Cumulative Total (To Date)**
	Phase										
1	Planning	-		-		-	-	-	-	$ -	$ -
2	Acquisition	-	-	-	-	-	-	-	-	$ -	$ -
3	Design	890,813	-		-	-	-	-	-	$ -	$ 890,813
4	Construction	2,569,128	200,000	304,012		-	-	-	-	$ -	$ 2,873,140
5	Equipment	-	-	-	-	-	-	-	-	$ -	$ -
6	Close-Out	-	-	-	-	-	-	-	-	$ -	$ -
7	Other	140	-	-	-	-	-	-	-	$ -	$ 140
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
	Other Sub-Total:	140	-	-	-	-	-	-	-	$ -	$ 140
	Total Allocations	3,460,081	$ 200,000	304,012	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,764,093
	Source of Funds										
	TIRZ Funds	3,460,081	200,000	304,012	-	-	-	-	-	$ -	$ 3,764,093
	City of Houston	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Bank Loan	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-	$ -	$ -
	Other	$ 3,460,081	$ 200,000	$ 304,012	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,764,093

*NOTE:

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Kirby Dr. Improvements - US 59 to Bissonnet	City Council District		Key Map:		WBS.:	T-1926
	Location:	C	Geo. Ref.:			
	Served:	C	Neighborhood:			

Description: Reconstruction of Kirby Drive including roadway, storm sewer, water, wastewater and burying of private utilities

Justification: Roadway pavement is in really bad shape, City of Houston has overlaid as a temporary fix.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
Phase											
1	Planning	-	-	-			-		-	$ -	$ -
2	Acquisition	-	-	-	900,000	-	-	-	-	$ 900,000	$ 900,000
3	Design	-	200,000	104,083	1,150,000	300,000	200,000		-	$ 1,650,000	$ 1,754,083
4	Construction	-	-	-	-	8,000,000	8,000,000			$ 16,000,000	$ 16,000,000
5	Equipment	-	-	-	-	-		-		$ -	$ -
6	Close-Out	-	-	-	-	-		-		$ -	$ -
7	Other	-	-		10,000	50,000	10,000			$ 70,000	$ 174,083
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
		-	-	-	-	-	-	-	-	$ -	$ -
Other Sub-Total:		-	-	104,083	10,000	50,000	10,000	-	-	$ 70,000	$ 174,083
Total Allocations		$ -	$ 200,000	$ 208,166	$ 2,060,000	$ 8,350,000	$ 8,210,000	$ -	$ -	$ 18,620,000	$ 18,828,166
Source of Funds											
TIRZ Funds		-	-	208,166	2,060,000	8,350,000	8,210,000	-	-	$ 18,620,000	$ 18,828,166
City of Houston		-	-	-	-	-	-	-	-	$ -	$ -
Grant Funds		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ -	$ -	$ 208,166	$ 2,060,000	$ 8,350,000	$ 8,210,000	$ -	$ -	$ 18,620,000	$ 18,828,166

*NOTE:

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FUTURE CIP PROJECT	City Council District	Key Map:		WBS.:	T-1927
	Location:	Geo. Ref.:			
	Served:	Neighborhood:			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-1928
	Location:		Geo. Ref.:			
	Served:		Neighborhood:			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-	$ -	$ -
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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FUTURE CIP PROJECT	City Council District		Key Map:		WBS.:	T-1929
	Location:		Geo. Ref.:			
	Served:		Neighborhood:			

Description:

Justification:

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

Project Allocation		Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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		-	-	-	-	-	-	-	-	$ -	$ -
Grants		-	-	-	-	-	-	-	-	$ -	$ -
Bank Loan		-	-	-	-	-	-	-	-	$ -	$ -
Other		-	-	-	-	-	-	-	-		
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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Concrete Panel Replacement/Sidewalk Maintenance		City Council District		Key Map:		WBS.:	T-1999
		Location:	C, G	Geo. Ref.:			
		Served:	C, G	Neighborhood:	87		

Description:	Street Maintenance/Sidewalk Maintenance Program
Justification:	Mobility improvements to maintain comfortable and safe corridors.

Operating and Maintenance Costs: ($ Thousands)

	2026	2027	2028	2029	2030	Total
Personnel	-	-	-	-	-	$ -
Supplies	-	-	-	-	-	$ -
Svcs. & Chgs.	-	-	-	-	-	$ -
Capital Outlay	-	-	-	-	-	$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -
FTEs						-

Fiscal Year Planned Expenses

	Project Allocation	Projected Expenses thru 6/30/24	2025 Budget	2025 Estimate	2026	2027	2028	2029	2030	FY26 - FY30 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	-	-	-	-	-	-	-	-	$ -	$ -
	Grants	-	-	-	-	-	-	-	-	$ -	$ -
	Bank Loan	-	-	-	-	-	-	-	-	$ -	$ -
	Other	-	-	-	-	-	-	-	-		
	Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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THIS SPREADSHEET IS LINKED -- AUTOMATICALLY UPDATES FROM BUDGET DETAILS, CIP SUMMARY AND REVEN

TAX YEAR	2024	2025	2026	2027	2028	2029
TIRZ 19	**FY2025 Budget**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**
City	$ 17,576,030	$ 17,855,095	$ 19,716,320	$ 20,647,859	$ 21,615,863	$ 22,621,777
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
ISD - Pass Through	-	-	-	-	-	-
	-	-	-	-	-	-
INCREMENT REVENUES (1)	$ 17,576,030	$ 17,855,095	$ 19,716,320	$ 20,647,859	$ 21,615,863	$ 22,621,777
CITY OF HOUSTON	-	-	$ -	$ -	$ -	$ -
GRANT PROCEEDS (5)	21,000	21,000	250,000	2,500,000	1,500,000	1,500,000
MISCELLANEOUS REVENUE (Ground Lease, Rental)			$ -	$ -	$ -	$ -
Ground Lease Revenue	941,952	971,388	$ 971,388	$ 971,388	$ 971,388	$ 971,388
3001 Richmond Sublease Revenue	461,805	461,805	461,805	461,805	461,805	461,805
Miscellaneouse Revenue						
INTEREST INCOME	1,784,533	905,000	$ -	$ -	$ -	$ -
PROCEEDS FROM BANK LOAN	-	-	$ -	$ 8,100,000	$ 11,250,000	$ -
TOTAL RESOURCES	**$ 20,785,320**	**$ 20,214,288**	**$ 21,399,513**	**$ 32,681,052**	**$ 35,799,056**	**$ 25,554,970**
Affordable Housing						
City	$ -	$ -	$ -	$ -	$ -	$ -
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
Municipal Services	2,811,036	4,439,407	4,439,407	4,439,407	4,439,407	4,439,407
Administrative Fees						
City	878,802	892,755	985,816	1,032,393	1,080,793	1,131,089
County	-	-	-	-	-	-
ISD	-	-	-	-	-	-
	-	-	-	-	-	-
TRANSFERS	**$ 3,689,838**	**$ 5,332,162**	**$ 5,425,223**	**$ 5,471,800**	**$ 5,520,200**	**$ 5,570,496**
Management Consulting Services & Administration/Overhead	$ 353,297	$ 381,060	$ 381,060	$ 381,060	$ 381,060	$ 381,060
Other operational expenditures						
Line of Credit - Regents Bank						
Convenience Fee / Loan admin fee	-	-	-	-	-	-
Tax Advance - Principal	-	-	-	-	-	-
Tax Advance - Interest	-	-	-	-	-	-
Principal	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Interest	620,460	537,777	455,094	373,318	289,729	207,046
Issuance Cost	-	-	-	-	-	-
DEBT SERVICE	$ 3,620,460	$ 3,537,777	$ 3,455,094	$ 3,373,318	$ 3,289,729	$ 3,207,046
TOTAL EXPENSES	**$ 3,973,756**	**$ 3,918,837**	**$ 3,836,154**	**$ 3,754,378**	**$ 3,670,789**	**$ 3,588,106**
CASH FLOW FROM OPERATIONS	**$ 13,121,726**	**$ 10,963,289**	**$ 12,138,136**	**$ 23,454,874**	**$ 26,608,067**	**$ 16,396,368**
BEGINNING FUND BALANCE (7)	**$ 34,617,950**	**$ 44,684,786**	**$ 41,609,022**	**$ 19,803,106**	**$ 7,603,928**	**$ 7,882,943**
DEBT ISSUANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FUNDS AVAILABLE FOR PROJECTS	**$ 47,739,676**	**$ 55,648,074**	**$ 53,747,158**	**$ 43,257,980**	**$ 34,211,995**	**$ 24,279,310**
Projects						
3001 Richmond (Marban)	447,664	447,664	447,664	447,664	447,664	447,664
Levy Park Conservancy	971,388	971,388	$ 971,388	$ 971,388	$ 971,388	$ 971,388
DEVELOPER AGREEMENTS	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**	**$ 1,419,052**

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T-1902 Traffic Operational Improvements	-	-	-	$ -	$ -	$ -
T-1903 Richmond/Weslayan Intersection Improvements	-	-	-	-	-	-
T-1904 Buffalo Speedway Reconstruction - US 59 to	-	-	-	-	-	-
T-1905 Wakeforest Reconstruction Richmond to US 59	-	-	-	-	-	-
T-1907 Pedestrian Accessibility	-	10,000	10,000	10,000	10,000	10,000
T-1909 Kirby Dr. Improvements - San Felipe to Westheimer	-	-	-	-	-	-
T-1910 Kirby Dr. Paving & Drainage - US59 to Richmond	-	-	-	-	-	-
T-1911 Kirby Drive Paving and Drainage Improvements	-	-	-	-	-	-
T-1912A Westheimer Drainage System Improvements(Laterals)	-	-	-	-	-	-
T-1912B Richmond Avenue Drainage System Improvements (Lateral	-	-	-	-	-	-
T-1913 Greenbriar Drainage System Improvements	-	-	-	-	150,000	2,050,000
T-1914 Shepherd Drainage System Improvements	531,260	-	-	-	-	-
T-1915 Richmond Paving and Drainage Improvements	-	-	-	-	-	-
T-1916 Upper Kirby Wayfinding	-	-	-	-	-	-
T-1917 Upper Kirby Civic Complex	44,927	600,000	-	-	-	-
T-1918 Buffalo Speedway Improvements	209,873	800,000	9,515,000	3,115,000	600,000	6,715,000
T-1919 Westpark Improvements - Kirby to Edloe	-	-	-	-	-	100,000
T-1920 West Alabama Reconstruction	337,600	8,250,000	12,850,000	11,150,000	15,150,000	-
T-1921 Edloe Reconstruction	-	-	-	-	-	-
T-1922 Bissonnet Reconstruction	-	900,000	1,800,000	11,750,000	9,000,000	12,000,000
T-1923 US 59 Underpass Improvements	-	-	-	-	-	-
T-1924 Eastside Reconstruction	304,012	-	-	-	-	-
T-1925 Public Art	-	-	-	-	-	-
T-1926 Kirby Dr. Improvements - US 59 to Bissonnet	208,166	2,060,000	8,350,000	8,210,000	-	-
T-1927 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1928 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1929 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1930 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1999 Concrete Panel Replacement/Sidewalk Maintenance	-	-	-	-	-	-
T-1931 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1932 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1933 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1934 FUTURE CIP PROJECT	-	-	-	-	-	-
T-1935 FUTURE CIP PROJECT	-	-	-	-	-	-
T-0035 FUTURE CIP PROJECT	-	-	-	-	-	-
T-0036 FUTURE CIP PROJECT	-	-	-	-	-	-
T-0037 FUTURE CIP PROJECT	-	-	-	-	-	-
T-0038 FUTURE CIP PROJECT	-	-	-	-	-	-
T-0039 FUTURE CIP PROJECT	-	-	-	-	-	-
CAPITAL PROJECTS	**$ 1,635,838**	**$ 12,620,000**	**$ 32,525,000**	**$ 34,235,000**	**$ 24,910,000**	**$ 20,875,000**
TOTAL PROJECTS	**$ 3,054,890**	**$ 14,039,052**	**$ 33,944,052**	**$ 35,654,052**	**$ 26,329,052**	**$ 22,294,052**
RESTRICTED Funds - Capital Projects	$ 41,147,008	$ 38,153,928	$ 16,429,788	$ 5,917,269	$ 6,238,078	$ 381,735
RESTRICTED Funds - General Fund	-	-	-	-	-	-
RESTRICTED Funds - Bond Debt Service Reserves	3,537,777	3,455,094	3,373,318	1,686,659	1,644,865	1,603,523
RESTRICTED Funds - Agreements/Lease Obligations	-	-	-	-	-	-
Ending Fund Balance	**$ 44,684,786**	**$ 41,609,022**	**$ 19,803,106**	**$ 7,603,928**	**$ 7,882,943**	**$ 1,985,258**
Notes: Cash Flow due to Late FY Increment Payment	32,113,375	30,442,587	6,960,661	(4,472,019)	(5,106,003)	(11,950,351)

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Cell: D6
Comment: ======
ID#AAAAYjdFCvc
Accountant (2022-04-25 21:32:55)
TY2017 Actual

Cell: G21
Comment: ======
ID#AAAAYjdFCzY
Julia (2022-04-25 21:32:55)
Audit FY2020 ok

Cell: F32
Comment: ======
ID#AAAAYjdFC0E
Julia (2022-04-25 21:32:55)
Actual per COH ordinance recvd 6/28/19

Cell: E59
Comment: ======
ID#AAAAYjdFCxc
Accountant (2022-04-25 21:32:55)
incorrectly entered as
1,999,239

Cell: G59
Comment: ======
ID#AAAAYjdFCxg
Julia (2022-04-25 21:32:55)
Julia: 6/23/20 changed link cell

Cell: B67
Comment: ======
ID#AAAAYjdFCzo
e103501 (2022-04-25 21:32:55)
Cash Balance of Capital Projects plus Aff Housting plus Unrestricted Funds

Cell: D67
Comment: ======
ID#AAAAYjdFCzs
Accountant (2022-04-25 21:32:55)
FY16 Audit Ending Bals

Cell: G67
Comment: ======
ID#AAAAYjdFCws
Julia (2022-04-25 21:32:55)
this cell "Actual" needs to be changed b/c of BegBal actual from audit. SHOULD BE LINK FROM DETAILED BALANCE TAB

Cell: H67
Comment: ======
ID#AAAAYjdFCw0
Julia (2022-04-25 21:32:55)
Balance changes b/c of 2020 Actual updates

Cell: B76
Comment: ======
ID#AAAAYjdFCwM
Julia (2022-04-25 21:32:55)
Julia: LINKS, don't change for Estimate and New Budget

Cell: B77
Comment: ======
ID#AAAAYjdFCvA
Julia (2022-04-25 21:32:55)
Julia: LINKS, don't change for Estimate and New Budget

Cell: F110
Comment: ======
ID#AAAAYjdFCvo
Julia (2022-04-25 21:32:55)
erroneous 188,920 in past several files, not in FY20 template

Cell: F120
Comment: ======

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ID#AAAAYjdFCyU
Julia (2022-04-25 21:32:55)
7/9/20 Ties to audit

Cell: G135
Comment: ======
ID#AAAAYjdFCwA
Julia (2022-04-25 21:32:55)
start w/Audit Beg Bal

Cell: B136
Comment: ======
ID#AAAAYjdFCw4
Accountant (2022-04-25 21:32:55)
Accountant: revised from RESTRICTED Funds - Affordable Housing

Cell: G136
Comment: ======
ID#AAAAYjdFCxw
Julia (2022-04-25 21:32:55)
=FY2020 GOF exps

Cell: G137
Comment: ======
ID#AAAAYjdFCz0
Julia (2022-04-25 21:32:55)
shld + FY19 act 50% P&I

Cell: G138
Comment: ======
ID#AAAAYjdFCv4
Julia (2022-04-25 21:32:55)
FY2020 Est/actual exp

Cell: G139
Comment: ======
ID#AAAAYjdFCuk
Accountant (2022-04-25 21:32:55)
Accountant: ties to FY2019 audit

Cell: H139
Comment: ======
ID#AAAAYjdFCvI
Julia (2022-04-25 21:32:55)
ties to FY20 end bal

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CITY OF HOUSTON

TAX INCREMENT CALCULATION WORKSHEET

TIRZ (All City Jurisdictions)

5-Year Plan Revenue
Vlookup Column = 30

Column 1	2	3	4	9	14	19	20	30	31	36
Tax Year	Tax Rate (1)	Tax Rate (1)	Tax Rate (1)	Total Base	Total Current Value	Total Current Increment		Current Payment		Average Growth Rate
1996	0.0066500	0.0000000	0.0000000	0	0	0		$ -		0.00%
1997	0.0066500	0.0000000	0.0000000	0	0	0		$ -		0.00%
1998	0.0066500	0.0000000	0.0000000	0	0	0		$ -		0.00%
1999	0.0066500	0.0000000	0.0000000	0	0	0		$ -		0.00%
2000	0.0065500	0.0000000	0.0000000	0	0	0		$ -		0.00%
2001	0.0065500	0.0000000	0.0000000	0	0	0		$ -		0.00%
2002	0.0065500	0.0000000	0.0000000	0	0	0		$ -		0.00%
2003	0.0065500	0.0000000	0.0000000	0	0	0		$ -		0.00%
2004	0.0065000	0.0000000	0.0000000	0	0	0		$ -		0.00%
2005	0.0064750	0.0000000	0.0000000	0	0	0		$ -		0.00%
2006	0.0064500	0.0000000	0.0000000	0	0	0		$ -		0.00%
2007	0.0064375	0.0000000	0.0000000	683,628,290	1,217,060,063	533,431,773		$ 3,257,375		0.00%
2008	0.0063875	0.0000000	0.0000000	683,628,290	1,432,160,668	748,532,378		$ 4,537,192		17.67%
2009	0.0063875	0.0000000	0.0000000	683,628,290	1,522,667,328	839,039,038		$ 5,085,284		6.32%
2010	0.0063875	0.0000000	0.0000000	683,628,290	1,545,463,309	861,835,019		$ 5,226,062		1.50%
2011	0.0063875	0.0000000	0.0000000	683,628,290	1,582,917,229	899,288,939		$ 5,453,723		2.42%
2012	0.0063875	0.0000000	0.0000000	683,628,290	1,673,851,446	990,223,156		$ 6,005,193		5.74%
2013	0.0063875	0.0000000	0.0000000	683,628,290	1,920,257,810	1,236,629,520		$ 7,501,771		14.72%
2014	0.0063108	0.0000000	0.0000000	683,628,290	2,277,740,952	1,594,112,662		$ 9,554,253		18.62%
2015	0.0060112	0.0000000	0.0000000	945,520,299	2,814,347,491	1,868,827,192		$ 10,671,132		12.06%
2016	0.0058642	0.0000000	0.0000000	945,520,299	3,215,090,637	2,269,570,338		$ 12,641,242		15.09%
2017	0.0058421	0.0000000	0.0000000	945,520,299	3,262,902,223	2,317,381,924		$ 12,851,255		1.51%
2018	0.0058831	0.0000000	0.0000000	945,520,299	3,462,359,789	2,516,839,490		$ 14,058,170		6.01%
2019	0.0056792	0.0000000	0.0000000	945,520,299	3,628,189,334	2,682,669,035		$ 15,223,533		4.36%
2020	0.0056184	0.0000000	0.0000000	945,520,299	3,870,003,572	2,924,483,273		$ 15,572,857		6.93%
2021	0.0055083	0.0000000	0.0000000	945,520,299	3,914,759,015	2,969,238,716		$ 15,511,604		1.17%
2022	0.0053364	0.0000000	0.0000000	945,520,299	4,156,448,519	3,210,928,220		$ 16,050,471		6.60%
2023	0.0051919	0.0000000	0.0000000	945,520,299	4,690,098,063	3,744,577,764		$ 18,207,614		12.95%
2024	0.0051919	0.0000000	0.0000000	945,520,299	4,638,943,773	3,693,423,474		$ 17,957,145		4.00%
2025	0.0051919	0.0000000	0.0000000	945,520,299	4,816,422,288	3,870,901,989		$ 17,855,095		4.00%
2026	0.0051919	0.0000000	0.0000000	945,520,299	5,000,838,360	4,055,318,061		$ 19,716,320		4.00%
2027	0.0051919	0.0000000	0.0000000	945,520,299	5,192,466,258	4,246,945,959		$ 20,647,859		4.00%
2028	0.0051919	0.0000000	0.0000000	945,520,299	5,391,591,159	4,446,070,860		$ 21,615,863		4.00%
2029	0.0051919	0.0000000	0.0000000	945,520,299	5,598,509,581	4,652,989,282		$ 22,621,777		4.00%
2030	0.0051919	0.0000000	0.0000000	945,520,299	5,813,529,835	4,868,009,536		$ 23,667,101		4.00%
2031	0.0051919	0.0000000	0.0000000	945,520,299	6,036,972,497	5,091,452,198		$ 24,753,393		4.00%
2032	0.0051919	0.0000000	0.0000000	945,520,299	6,269,170,895	5,323,650,596		$ 25,882,276		4.00%
2033	0.0051919	0.0000000	0.0000000	945,520,299	6,510,471,619	5,564,951,320		$ 27,055,437		4.00%
2034	0.0051919	0.0000000	0.0000000	945,520,299	6,761,235,050	5,815,714,751		$ 28,274,628		4.00%
2035	0.0051919	0.0000000	0.0000000	945,520,299	7,021,835,909	6,076,315,610		$ 29,541,674		4.00%
2036	0.0051919	0.0000000	0.0000000	945,520,299	7,292,663,831	6,347,143,532		$ 30,858,470		4.00%
2037	0.0051919	0.0000000	0.0000000	945,520,299	7,574,123,961	6,628,603,662		$ 32,226,987		4.00%
2038	0.0051919	0.0000000	0.0000000	945,520,299	7,866,637,566	6,921,117,267		$ 33,649,276		4.00%
2039	0.0051919	0.0000000	0.0000000	945,520,299	8,170,642,689	7,225,122,390		$ 35,127,467		4.00%
2040	0.0051919	0.0000000	0.0000000	945,520,299	8,486,594,810	7,541,074,511		$ 36,663,778		4.00%

0.10% $ 200,000.00

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TY 2018 ACTUAL

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$ 200.00

MUNICIPAL
RISK MANAGEMENT GROUP, LLC

January 28, 2026

Upper Kirby Redevelopment Authority
c/o Sanford Kuhl Hagan Kugle Parker Kahn
1330 Post Oak Boulevard, Suite 2650
Houston, TX 77056

Re: Annual Maintenance for Arbitrage Analysis Report originally dated September 30, 2010

Dear Board of Directors:

Listed below are the tax-exempt debt issues that Municipal Risk Management Group, LLC was asked by the Board to determine if any of the debt issues listed below may be subject to arbitrage rebate and/or yield restriction regulations, and to provide recommendations about performing an Arbitrage Rebate or Yield Restriction Report as determined by the IRS and your Attorney. As a review, arbitrage rebate payments are required to be submitted to the Internal Revenue Service Department of the US Treasury not less often than every fifth anniversary date of the delivery of the debt and within 60 days following the final maturity of the debt issue, or on such other dates required or permitted by applicable regulations. In addition, to the Arbitrage Rebate Requirements, there is another set of separate and distinct rules known as the Arbitrage Yield Restriction Requirements for Project (capital projects) Funds. Yield Restriction/Yield Reduction for these funds requires certain bond proceeds to be invested at or below the Materially Higher Yield (bond yield + .125%) during certain time periods. A Yield Restriction/Yield Reduction Payment Report is required; ***if*** there are any capital projects or acquisition proceeds of the tax-exempt debt remaining after the Temporary Period (normally 3 years after the delivery date) in excess of the minor portion (minor portion; the lesser of $100,000 or 5% of the sale proceeds of the issue), and the return on investment is materially higher than the bond yield.

Control No. 1.00

$32,500,000 Tax-Exempt Advancing Term Loan, Series 2011

- No further action is required. (Please the Annual Maintenance Report dated January 11, 2018.)

1281 Brittmoore Road • Houston, TX 77043 • Phone: 713-623-4539 • Fax: 713-629-6859

Control No. 2.00

$35,711,497 Tax-Exempt Loan, Series 2016

Arbitrage Rebate:

- Subject to Arbitrage Rebate, because the par amount of the bond issue exceeds $5,000,000. Arbitrage Compliance Specialists, Inc. completed the District's 5th Year Arbitrage Rebate Report, and the resulting calculations identified that no investment earnings were owed to the U.S. Treasury. **Arbitrage Compliance Specialists, Inc. is currently working on the interim calculation through November 30, 2025. A 10th Year Arbitrage Rebate Report will be due for this issue no later than sixty days after November 30, 2026. Arbitrage Compliance Specialists, Inc. has executed an evergreen contract with the District, and the estimated cost for this report is $775.**[1]

Yield Restriction:

- Subject to Yield Restriction, because the construction proceeds attributable to this issue were not spent below the minor portion of $100,000 prior to the end of the temporary period (November 30, 2019). **Arbitrage Compliance Specialists, Inc. is currently working on the interim calculation through November 30, 2025. Since the remaining funds are earning a rate of return higher than the bond yield of 2.8824% (2.7574% + 0.125%), a Yield Restriction / Yield Reduction Report is required for the seven-year study period ending November 30, 2026. As of November 30, 2025, $2,375,925.00 remains for this issue. Arbitrage Compliance Specialists, Inc. has executed an evergreen contract with the District, and the estimated cost for this report is $625.**

Sincerely,

Cory Burton

Municipal Risk Management Group, LLC

[1] MRMG has established marketing and partnership roles with Arbitrage Compliance Specialists, Inc. in an effort to maximize value for our customers. As such, MRMG has been able to negotiate lower rates for its customers as a result of this relationship. Actual products or services promoted throughout this document may, under certain circumstances, provide financial compensation to MRMG.

Upper Kirby Redevelopment Authority - Capital Projects Fund
General Ledger
As of November 30, 2025

	Type	Date	Num	Name	Memo	Split	Amount	Balance
1100.02 · UKRA TxPool-CPF - Tax Exempt								**2,284,941.65**
	Deposit	01/31/2025			Interest	4100.00 · Interest Income	8,522.99	2,293,464.64
	Deposit	02/28/2025			Interest	4100.00 · Interest Income	7,662.85	2,301,127.49
	Deposit	03/31/2025			Interest	4100.00 · Interest Income	8,471.28	2,309,598.77
	Deposit	04/30/2025			Interest	4100.00 · Interest Income	8,230.04	2,317,828.81
	Deposit	05/31/2025			Interest	4100.00 · Interest Income	8,479.93	2,326,308.74
	Deposit	06/30/2025			Interest	4100.00 · Interest Income	8,216.07	2,334,524.81
	Deposit	07/31/2025			Interest	4100.00 · Interest Income	8,549.64	2,343,074.45
	Deposit	08/31/2025			Interest	4100.00 · Interest Income	8,567.38	2,351,641.83
	Deposit	09/30/2025			Interest	4100.00 · Interest Income	8,218.47	2,359,860.30
	Deposit	10/31/2025			Interest	4100.00 · Interest Income	8,301.28	2,368,161.58
	Deposit	11/30/2025			Interest	4100.00 · Interest Income	7,763.42	2,375,925.00
Total 1100.02 · UKRA TxPool-CPF - Tax Exempt							90,983.35	2,375,925.00
1500.00 · Due To/From GOF								**-635,209.01**
1500.02 · Due To/From GOF - Tax Exempt								**-635,209.01**
	Bill Pmt -Check	01/16/2025	5281	Gunda Corporation	UKRA West Alabama Design Management August 1 - D	2000.00 · Accounts Payable	-51,750.00	-686,959.01
	Bill Pmt -Check	01/30/2025	5287	Gunda Corporation		2000.00 · Accounts Payable	-60,969.84	-747,928.85
	Bill Pmt -Check	01/30/2025	5288	Lockwood, Andrews & Newman, Inc.	133-10009-000 September 2024	2000.00 · Accounts Payable	-11,871.20	-759,800.05
	Bill Pmt -Check	02/25/2025	5292	Silversand Services	Shepherd Vape Cleanup	2000.00 · Accounts Payable	-847.23	-760,647.28
	Bill Pmt -Check	03/20/2025	5293	Silversand Services	Shepherd Drive - Landscaping	2000.00 · Accounts Payable	-3,220.97	-763,868.25
	Bill Pmt -Check	03/27/2025	5295	Gulf Coast Pavers	Paver Installation	2000.00 · Accounts Payable	-1,750.00	-765,618.25
	Bill Pmt -Check	04/03/2025	5297	Gunda Corporation	UKRA West Alabama Design Management Jan 1 - Feb	2000.00 · Accounts Payable	-75,562.50	-841,180.75
	Bill Pmt -Check	04/03/2025	5298	Intercostal Design Solutions LLC	Three Watercolor Renderings of the ROW Expansion of \	2000.00 · Accounts Payable	-2,400.00	-843,580.75
	Bill Pmt -Check	04/10/2025	5301	David Hicks Plumbing, Inc.	Minor Leak Search (exterior) February 2025	2000.00 · Accounts Payable	-650.00	-844,230.75
	Bill Pmt -Check	04/24/2025	5303	Gunda Corporation		2000.00 · Accounts Payable	-10,197.00	-854,427.75
	Bill Pmt -Check	05/15/2025	5304	Silversand Services		2000.00 · Accounts Payable	-6,942.77	-861,370.52
	Bill Pmt -Check	05/22/2025	5305	ACP International/SA-SO	Solar Powered Radar Sign/Speed Limit Sign May 2025	2000.00 · Accounts Payable	-7,993.57	-869,364.09
	Bill Pmt -Check	06/05/2025	5307	Gunda Corporation		2000.00 · Accounts Payable	-98,353.00	-967,717.09
	Bill Pmt -Check	06/05/2025	5306	MCL Project Resources LLC	Levy Park - Ceiling Loose Falling Boards	2000.00 · Accounts Payable	-2,615.00	-970,332.09
	Bill Pmt -Check	06/12/2025	5308	Citi Fence and Concrete LLC	Pedestrian Gate fabrication and installation (3)	2000.00 · Accounts Payable	-7,950.00	-978,282.09
	Bill Pmt -Check	06/19/2025	5311	Citi Fence and Concrete LLC	Dog Park Fencing June 2025	2000.00 · Accounts Payable	-24,786.00	-1,003,068.09
	Bill Pmt -Check	06/26/2025	5312	Harris County Improvement District No. 3	TXDot Reimbursement - Eastside Project 12091272313	2000.00 · Accounts Payable	-304,011.67	-1,307,079.76
	General Journal	06/30/2025	CPA 25-2		To reclass to transfer equity	3300.00 · TRF To/From GOF	1,307,079.76	0.00
	General Journal	06/30/2025	CPA 25-4	AECOM Inc.	Reduce balance for incorrect invoice #2000847018	6914.02 · Construction	47,777.48	47,777.48
	General Journal	06/30/2025	CPA 25-4	Stewart Title	Reduce balance for incorrect invoice	6914.02 · Construction	578.25	48,355.73
	General Journal	06/30/2025	CPA 25-4	City of Houston	Reduce balance for incorrect invoice	6914.02 · Construction	109.88	48,465.61
	Bill Pmt -Check	07/02/2025	5313	Butcher's Swimming Pools	Dog Park Valve Repairs June 2025	2000.00 · Accounts Payable	-5,551.88	42,913.73
	Bill Pmt -Check	07/24/2025	5318	fun abounds, Inc.	Putting Green Relocation & Site Prep July 2025	2000.00 · Accounts Payable	-93,436.40	-50,522.67
	Bill Pmt -Check	07/24/2025	5319	Gunda Corporation		2000.00 · Accounts Payable	-24,795.00	-75,317.67
	Bill Pmt -Check	07/24/2025	5320	Houston Lightscapes	Deposit	2000.00 · Accounts Payable	-22,127.50	-97,445.17
	Bill Pmt -Check	07/24/2025	5321	Silversand Services		2000.00 · Accounts Payable	-12,282.94	-109,728.11
	Bill Pmt -Check	07/31/2025	5323	Highway 1 LLC	Surrace Mount - Shepherd Const.	2000.00 · Accounts Payable	-225.00	-109,953.11
	Bill Pmt -Check	08/07/2025	5324	Harper Brothers Construction LLC	Shepherd / Farnham Utlity & Civil Imprv March 2025	2000.00 · Accounts Payable	-483,372.72	-593,325.83
	Bill Pmt -Check	08/07/2025	5325	Regions Bank		2000.00 · Accounts Payable	-1,720.00	-595,045.83
	Bill Pmt -Check	08/27/2025	5328	Blue Irrigation Services	Sprinkler Repair - August 18, 2025	2000.00 · Accounts Payable	-650.00	-595,695.83
	Bill Pmt -Check	09/04/2025	5329	Gulf Coast Pavers	Paver Installation	2000.00 · Accounts Payable	-4,395.00	-600,090.83
	Bill Pmt -Check	09/04/2025	5330	Houston Lightscapes	Balance Due	2000.00 · Accounts Payable	-22,127.50	-622,218.33
	Bill Pmt -Check	09/04/2025	5326	Lockwood, Andrews & Newman, Inc.	133-10009-000 09.28.2024 - 05.31.2025	2000.00 · Accounts Payable	-420,230.24	-1,042,448.57
	Bill Pmt -Check	10/02/2025	5335	Butcher's Swimming Pools	Labor/Supplies/Repairs August 2025	2000.00 · Accounts Payable	-16,926.95	-1,059,375.52
	Bill Pmt -Check	10/02/2025	5336	Silversand Services	Harold Street Irrigation Repair July 2025	2000.00 · Accounts Payable	-90.00	-1,059,465.52
	Bill Pmt -Check	10/09/2025	5337	MCL Project Resources LLC	Levy Park - Remove Damaged IPE Wood 10.02.25	2000.00 · Accounts Payable	-3,250.00	-1,062,715.52
	Bill Pmt -Check	10/09/2025	5338	Pieper-Houston Electric L.P.		2000.00 · Accounts Payable	-11,719.01	-1,074,434.53
	Bill Pmt -Check	10/09/2025	5339	MCL Project Resources LLC	Levy Park - Remove Damaged IPE Wood 10.02.25	2000.00 · Accounts Payable	-29,330.00	-1,103,764.53
	Bill Pmt -Check	11/13/2025	5342	Pieper-Houston Electric L.P.		2000.00 · Accounts Payable	-15,358.00	-1,119,122.53
	Bill Pmt -Check	11/19/2025	5343	MCL Project Resources LLC	Park Bench Boards November 2025	2000.00 · Accounts Payable	-2,889.00	-1,122,011.53
Total 1500.02 · Due To/From GOF - Tax Exempt							-486,802.52	-1,122,011.53
Total 1500.00 · Due To/From GOF							-486,802.52	-1,122,011.53
11000 · Accounts Receivable								**9,817.76**
Total 11000 · Accounts Receivable								9,817.76
2000.00 · Accounts Payable								**-200,078.76**
	Bill	01/01/2025	159696	Gunda Corporation	UKRA Kirby Dr Through December 31, 2024	6926.01 · Design	-33,951.76	-234,030.52
	Bill	01/01/2025	159697	Gunda Corporation	UKRA Buffalo Speedway Through December 31, 2024	6918.01 · Design	-27,018.08	-261,048.60
	Bill	01/01/2025	I33-10009-000-20	Lockwood, Andrews & Newman, Inc.	133-10009-000 September 2024	6920.01 · Design	-11,871.20	-272,919.80
	Bill Pmt -Check	01/16/2025	5281	Gunda Corporation	UKRA West Alabama Design Management August 1 - D	1500.02 · Due To/From GOF - Tax Exempt	51,750.00	-221,169.80
	Bill Pmt -Check	01/30/2025	5287	Gunda Corporation		1500.02 · Due To/From GOF - Tax Exempt	60,969.84	-160,199.96
	Bill Pmt -Check	01/30/2025	5288	Lockwood, Andrews & Newman, Inc.	133-10009-000 September 2024	1500.02 · Due To/From GOF - Tax Exempt	11,871.20	-148,328.76
	Bill	02/24/2025	2835	Silversand Services	Shepherd Vape Cleanup	6914.02 · Construction	-847.23	-149,175.99
	Bill Pmt -Check	02/25/2025	5292	Silversand Services	Shepherd Vape Cleanup	1500.02 · Due To/From GOF - Tax Exempt	847.23	-148,328.76
	Bill	03/01/2025	162353	Gunda Corporation	UKRA West Alabama Design Management Jan 1 - Feb	6920.01 · Design	-75,562.50	-223,891.26
	Bill	03/01/2025	52915265	David Hicks Plumbing, Inc.	Minor Leak Search (exterior) February 2025	6914.02 · Construction	-650.00	-224,541.26
	Bill	03/18/2025	4086	Silversand Services	Shepherd Drive - Landscaping	6914.02 · Construction	-3,220.97	-227,762.23
	Bill Pmt -Check	03/20/2025	5293	Silversand Services	Shepherd Drive - Landscaping	1500.02 · Due To/From GOF - Tax Exempt	3,220.97	-224,541.26
	Bill	03/25/2025	69816-11116	Gulf Coast Pavers	Paver Installation	6914.02 · Construction	-1,750.00	-226,291.26
	Bill Pmt -Check	03/27/2025	5295	Gulf Coast Pavers	Paver Installation	1500.02 · Due To/From GOF - Tax Exempt	1,750.00	-224,541.26
	Bill	03/31/2025	UKD-005	Intercostal Design Solutions LLC	Three Watercolor Renderings of the ROW Expansion of \	6920.01 · Design	-2,400.00	-226,941.26
	Bill	03/31/2025	163150	Gunda Corporation	Shepherd paving & drainage - Inspection March 31, 2025	6914.02 · Construction	-672.00	-227,613.26
	Bill	03/31/2025	163159	Gunda Corporation	UKRA West Alabama Design Management March 1- Ma	6920.01 · Design	-9,525.00	-237,138.26
	Bill Pmt -Check	04/03/2025	5297	Gunda Corporation	UKRA West Alabama Design Management Jan 1 - Feb	1500.02 · Due To/From GOF - Tax Exempt	75,562.50	-161,575.76
	Bill Pmt -Check	04/03/2025	5298	Intercostal Design Solutions LLC	Three Watercolor Renderings of the ROW Expansion of \	1500.02 · Due To/From GOF - Tax Exempt	2,400.00	-159,175.76

Upper Kirby Redevelopment Authority - Capital Projects Fund
General Ledger
As of November 30, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill Pmt -Check	04/10/2025	5301	David Hicks Plumbing, Inc.	Minor Leak Search (exterior) February 2025	1500.02 · Due To/From GOF - Tax Exempt	650.00	-158,525.76
Bill Pmt -Check	04/24/2025	5303	Gunda Corporation		1500.02 · Due To/From GOF - Tax Exempt	10,197.00	-148,328.76
Bill	04/30/2025	6064	Silversand Services	Shepherd Drive - Landscaping	6914.02 · Construction	-3,277.44	-151,606.20
Bill	04/30/2025	6152	Silversand Services	Shepherd Drive - Landscaping	6914.02 · Construction	-3,665.33	-155,271.53
Bill Pmt -Check	05/15/2025	5304	Silversand Services		1500.02 · Due To/From GOF - Tax Exempt	6,942.77	-148,328.76
Bill	05/20/2025	25-04276	ACP International/SA-SO	Solar Powered Radar Sign/Speed Limit Sign May 2025	6914.02 · Construction	-7,993.57	-156,322.33
Bill Pmt -Check	05/22/2025	5305	ACP International/SA-SO	Solar Powered Radar Sign/Speed Limit Sign May 2025	1500.02 · Due To/From GOF - Tax Exempt	7,993.57	-148,328.76
Bill	05/28/2025	25031	MCL Project Resources LLC	Levy Park - Ceiling Loose Falling Boards	6917.02 · Construction - Levy tax exempt	-2,615.00	-150,943.76
Bill	05/28/2025	165548	Gunda Corporation	UKRA West Alabama Design Management April 1 - 30,	6920.01 · Design	-2,016.00	-152,959.76
Bill	05/28/2025	165544	Gunda Corporation	Shepherd paving & drainage - Inspection April 1 - 30, 20	6914.02 · Construction	-11,396.00	-164,355.76
Bill	05/28/2025	163701	Gunda Corporation	UKRA Kirby Dr Through Jan 1 - March 31, 2025	6926.01 · Design	-12,652.00	-177,007.76
Bill	05/28/2025	163702	Gunda Corporation	UKRA Buffalo Speedway Through January 1 - March 31,	6918.01 · Design	-72,289.00	-249,296.76
Bill	06/04/2025	4863	Citi Fence and Concrete LLC	Pedestrian Gate fabrication and installation (3)	6917.02 · Construction - Levy tax exempt	-7,950.00	-257,246.76
Bill Pmt -Check	06/05/2025	5307	Gunda Corporation		1500.02 · Due To/From GOF - Tax Exempt	98,353.00	-158,893.76
Bill Pmt -Check	06/05/2025	5306	MCL Project Resources LLC	Levy Park - Ceiling Loose Falling Boards	1500.02 · Due To/From GOF - Tax Exempt	2,615.00	-156,278.76
Bill Pmt -Check	06/12/2025	5308	Citi Fence and Concrete LLC	Pedestrian Gate fabrication and installation (3)	1500.02 · Due To/From GOF - Tax Exempt	7,950.00	-148,328.76
Bill	06/17/2025	4864	Citi Fence and Concrete LLC	Dog Park Fencing June 2025	6917.02 · Construction - Levy tax exempt	-24,786.00	-173,114.76
Bill Pmt -Check	06/19/2025	5311	Citi Fence and Concrete LLC	Dog Park Fencing June 2025	1500.02 · Due To/From GOF - Tax Exempt	24,786.00	-148,328.76
Bill	06/26/2025	3187	Harris County Improvement District No. 3	TXDot Reimbursement - Eastside Project 12091272313	6924.02 · Construction	-304,011.67	-452,340.43
Bill Pmt -Check	06/26/2025	5312	Harris County Improvement District No. 3	TXDot Reimbursement - Eastside Project 12091272313	1500.02 · Due To/From GOF - Tax Exempt	304,011.67	-148,328.76
Bill	06/30/2025	33024	Butcher's Swimming Pools	Dog Park Valve Repairs June 2025	6917.02 · Construction - Levy tax exempt	-5,551.88	-153,880.64
Bill	06/30/2025	168446	Gunda Corporation	Buffalo Speedway from Westheimer to US59 DCR April	6918.01 · Design	-14,832.00	-168,712.64
Bill	06/30/2025	168802	Gunda Corporation	UKRA West Alabama Design Management May 1 - Jun	6920.01 · Design	-9,963.00	-178,675.64
Bill	06/30/2025	3754 Deposit	Houston Lightscapes	Deposit	6917.02 · Construction - Levy tax exempt	-22,127.50	-200,803.14
Bill	06/30/2025	H4893	Silversand Services	Sod Installation Levy Park- 3801 East Side Drive	6917.02 · Construction - Levy tax exempt	-7,632.94	-208,436.08
Bill	06/30/2025	H5964	Silversand Services	Sod Installation II	6917.02 · Construction - Levy tax exempt	-4,650.00	-213,086.08
Bill	06/30/2025	NT-1940-0001-3 #36	Harper Brothers Construction LLC	Shepherd / Farnham Utlity & Civil Imprv March 2025	6914.02 · Construction	-483,372.72	-696,458.80
Bill	06/30/2025	I33-10009-000-21R	Lockwood, Andrews & Newman, Inc.	133-10009-000 09.28.2024 - 05.31.2025	6920.01 · Design	-420,230.24	-1,116,689.04
Bill Pmt -Check	07/02/2025	5313	Butcher's Swimming Pools	Dog Park Valve Repairs June 2025	1500.02 · Due To/From GOF - Tax Exempt	5,551.88	-1,111,137.16
Bill	07/22/2025	8771	fun abounds, Inc.	Putting Green Relocation & Site Prep July 2025	6917.02 · Construction - Levy tax exempt	-93,436.40	-1,204,573.56
Bill Pmt -Check	07/24/2025	5318	fun abounds, Inc.	Putting Green Relocation & Site Prep July 2025	1500.02 · Due To/From GOF - Tax Exempt	93,436.40	-1,111,137.16
Bill Pmt -Check	07/24/2025	5319	Gunda Corporation		1500.02 · Due To/From GOF - Tax Exempt	24,795.00	-1,086,342.16
Bill Pmt -Check	07/24/2025	5320	Houston Lightscapes	Deposit	1500.02 · Due To/From GOF - Tax Exempt	22,127.50	-1,064,214.66
Bill Pmt -Check	07/24/2025	5321	Silversand Services		1500.02 · Due To/From GOF - Tax Exempt	12,282.94	-1,051,931.72
Bill	07/28/2025	Sales Order 1130	Highway 1 LLC	Surrace Mount - Shepherd Const.	6914.02 · Construction	-225.00	-1,052,156.72
Bill Pmt -Check	07/31/2025	5323	Highway 1 LLC	Surrace Mount - Shepherd Const.	1500.02 · Due To/From GOF - Tax Exempt	225.00	-1,051,931.72
Bill	07/31/2025	10410	Silversand Services	Harold Street Irrigation Repair July 2025	6914.02 · Construction	-90.00	-1,052,021.72
Bill Pmt -Check	08/07/2025	5324	Harper Brothers Construction LLC	Shepherd / Farnham Utlity & Civil Imprv March 2025	1500.02 · Due To/From GOF - Tax Exempt	483,372.72	-568,649.00
Bill Pmt -Check	08/07/2025	5325	Regions Bank		1500.02 · Due To/From GOF - Tax Exempt	1,720.00	-566,929.00
Bill	08/27/2025	8259	Blue Irrigation Services	Sprinkler Repair - August 18, 2025	6917.02 · Construction - Levy tax exempt	-650.00	-567,579.00
Bill Pmt -Check	08/27/2025	5328	Blue Irrigation Services	Sprinkler Repair - August 18, 2025	1500.02 · Due To/From GOF - Tax Exempt	650.00	-566,929.00
Bill	08/31/2025	69816-11622	Gulf Coast Pavers	Paver Installation	6917.02 · Construction - Levy tax exempt	-4,395.00	-571,324.00
Bill	08/31/2025	3754 Balance Due	Houston Lightscapes	Balance Due	6917.02 · Construction - Levy tax exempt	-22,127.50	-593,451.50
Bill	08/31/2025	33459	Butcher's Swimming Pools	Labor/Supplies/Repairs August 2025	6917.02 · Construction - Levy tax exempt	-16,926.95	-610,378.45
Bill	08/31/2025	36218	Pieper-Houston Electric L.P.	Rewiring Trees	6917.02 · Construction - Levy tax exempt	-960.00	-611,338.45
Bill	08/31/2025	36085	Pieper-Houston Electric L.P.	Lighting	6917.02 · Construction - Levy tax exempt	-3,358.00	-614,696.45
Bill	09/01/2025	125344	Regions Bank	#CUST64 Depository Tax-Exempt Debt service annual fe	6100.00 · Admin Expense -Tax exempt	-860.00	-615,556.45
Bill	09/01/2025	125343	Regions Bank	#CUST63 Depository Taxable Debt service annual fee 9/	6200.00 · Administrative Exps-Taxable	-860.00	-616,416.45
Bill Pmt -Check	09/04/2025	5329	Gulf Coast Pavers	Paver Installation	1500.02 · Due To/From GOF - Tax Exempt	4,395.00	-612,021.45
Bill Pmt -Check	09/04/2025	5330	Houston Lightscapes	Balance Due	1500.02 · Due To/From GOF - Tax Exempt	22,127.50	-589,893.95
Bill Pmt -Check	09/04/2025	5326	Lockwood, Andrews & Newman, Inc.	133-10009-000 09.28.2024 - 05.31.2025	1500.02 · Due To/From GOF - Tax Exempt	420,230.24	-169,663.71
Bill	09/30/2025	36196A	Pieper-Houston Electric L.P.	Rewiring Trees	6917.02 · Construction - Levy tax exempt	-3,361.36	-173,025.07
Bill	09/30/2025	36277	Pieper-Houston Electric L.P.	Rewiring Trees	6917.02 · Construction - Levy tax exempt	-7,397.65	-180,422.72
Bill	09/30/2025	25037	MCL Project Resources LLC	Repairs and Restoration of the Playground Water Feature	6917.02 · Construction - Levy tax exempt	-29,330.00	-209,752.72
Bill	09/30/2025	36087B	Pieper-Houston Electric L.P.	Rewiring Trees	6917.02 · Construction - Levy tax exempt	-12,000.00	-221,752.72
Bill Pmt -Check	10/02/2025	5335	Butcher's Swimming Pools	Labor/Supplies/Repairs August 2025	1500.02 · Due To/From GOF - Tax Exempt	16,926.95	-204,825.77
Bill Pmt -Check	10/02/2025	5336	Silversand Services	Harold Street Irrigation Repair July 2025	1500.02 · Due To/From GOF - Tax Exempt	90.00	-204,735.77
Bill	10/07/2025	25038	MCL Project Resources LLC	Levy Park Remove Damaged IPE Wood 10.02.25	6917.02 · Construction - Levy tax exempt	-3,250.00	-207,985.77
Bill Pmt -Check	10/09/2025	5337	MCL Project Resources LLC	Levy Park - Remove Damaged IPE Wood 10.02.25	1500.02 · Due To/From GOF - Tax Exempt	3,250.00	-204,735.77
Bill Pmt -Check	10/09/2025	5338	Pieper-Houston Electric L.P.		1500.02 · Due To/From GOF - Tax Exempt	11,719.01	-193,016.76
Bill Pmt -Check	10/09/2025	5339	MCL Project Resources LLC	Levy Park - Remove Damaged IPE Wood 10.02.25	1500.02 · Due To/From GOF - Tax Exempt	29,330.00	-163,686.76
Bill	10/31/2025	175365	Gunda Corporation	UKRA West Alabama Design Management Oct 1 - Oct	6920.01 · Design	-14,280.00	-177,966.76
Bill	10/31/2025	175360	Gunda Corporation	Shepherd paving & drainage - Inspection Oct 1 - 31, 202	6914.02 · Construction	-1,440.00	-179,406.76
Bill	10/31/2025	I33-10009-000-22	Lockwood, Andrews & Newman, Inc.	133-10009-000 09.28.2024 - 06.01.2025 - 10.17.2025	6920.01 · Design	-113,833.66	-293,240.42
Bill Pmt -Check	11/13/2025	5342	Pieper-Houston Electric L.P.		1500.02 · Due To/From GOF - Tax Exempt	15,358.00	-277,882.42
Bill	11/18/2025	25039	MCL Project Resources LLC	Park Bench Boards November 2025	6917.02 · Construction - Levy tax exempt	-2,889.00	-280,771.42
Bill Pmt -Check	11/19/2025	5343	MCL Project Resources LLC	Park Bench Boards November 2025	1500.02 · Due To/From GOF - Tax Exempt	2,889.00	-277,882.42
Bill	11/30/2025	25040	MCL Project Resources LLC	Park Play Area November 2025	6917.02 · Construction - Levy tax exempt	-10,968.00	-288,850.42
Bill	11/30/2025	25041	MCL Project Resources LLC	Sidewalk Replacement & Dog Park Mound Repair Noven	6917.02 · Construction - Levy tax exempt	-10,910.00	-299,760.42
Bill	11/30/2025	1617	Green Horizons Landscaping LLC	Turf for New Slab Playground Area	6917.02 · Construction - Levy tax exempt	-6,450.00	-306,210.42
Bill	11/30/2025	8780	fun abounds, Inc.	Putting Green Relocation & Site Prep November 2025	6917.02 · Construction - Levy tax exempt	-193,100.60	-499,311.02
Bill	11/30/2025	8829	fun abounds, Inc.	Levy Park Playground Renovation November 2025	6917.02 · Construction - Levy tax exempt	-188,053.00	-687,364.02
Bill	11/30/2025	8846	fun abounds, Inc.	Levy Park Playground Renovation November 2025	6917.02 · Construction - Levy tax exempt	-1,937.00	-689,301.02
Bill	11/30/2025	8873	fun abounds, Inc.	Levy Park Playground Renovation November 2025	6917.02 · Construction - Levy tax exempt	-2,000.00	-691,301.02
Bill	11/30/2025	NT-1940-0001-3 #37	Harper Brothers Construction LLC	Shepherd / Farnham Utlity & Civil Imprv November 2025	6914.02 · Construction	-855,021.94	-1,546,322.96
Bill	11/30/2025	69816-11870	Gulf Coast Pavers	Paver Installation November 2025	6917.02 · Construction - Levy tax exempt	-5,900.00	-1,552,222.96
Total 2000.00 · Accounts Payable						-1,352,144.20	-1,552,222.96
2100.00 · Retainage Payable							**-1,186,819.42**
General Journal	06/30/2025	CPA 25-1	Harper Brothers Construction LLC	Accrue for retainage for construction invoice	6914.02 · Construction	214,603.18	-972,216.24

Upper Kirby Redevelopment Authority - Capital Projects Fund
General Ledger
As of November 30, 2025

	Type	Date	Num	Name	Memo	Split	Amount	Balance
Total 2100.00 · Retainage Payable							214,603.18	-972,216.24
3200.00 · Retained Earnings								**-272,652.22**
	Closing Entry	06/30/2025					1,275,829.08	1,003,176.86
Total 3200.00 · Retained Earnings							1,275,829.08	1,003,176.86
3300.00 · TRF To/From GOF								**0.00**
	General Journal	06/30/2025	CPA 25-2		To reclass to transfer equity	1500.02 · Due To/From GOF - Tax Exempt	-1,307,079.76	-1,307,079.76
Total 3300.00 · TRF To/From GOF							-1,307,079.76	-1,307,079.76
4100.00 · Interest Income								**0.00**
	Deposit	07/31/2025			Interest	1100.02 · UKRA TxPool-CPF - Tax Exempt	-8,549.64	-8,549.64
	Deposit	08/31/2025			Interest	1100.02 · UKRA TxPool-CPF - Tax Exempt	-8,567.38	-17,117.02
	Deposit	09/30/2025			Interest	1100.02 · UKRA TxPool-CPF - Tax Exempt	-8,218.47	-25,335.49
	Deposit	10/31/2025			Interest	1100.02 · UKRA TxPool-CPF - Tax Exempt	-8,301.28	-33,636.77
	Deposit	11/30/2025			Interest	1100.02 · UKRA TxPool-CPF - Tax Exempt	-7,763.42	-41,400.19
Total 4100.00 · Interest Income							-41,400.19	-41,400.19
6100.00 · Admin Expense -Tax exempt								**0.00**
	Bill	09/01/2025	125344	Regions Bank	#CUST64 Depository Tax-Exempt Debt service annual fe	2000.00 · Accounts Payable	860.00	860.00
Total 6100.00 · Admin Expense -Tax exempt							860.00	860.00
6200.00 · Administrative Exps-Taxable								**0.00**
	Bill	09/01/2025	125343	Regions Bank	#CUST63 Depository Taxable Debt service annual fee 9/:	2000.00 · Accounts Payable	860.00	860.00
Total 6200.00 · Administrative Exps-Taxable							860.00	860.00
6900.00 · Capital Projects								**0.00**
6914.00 · Shepherd Drainage								**0.00**
6914.02 · Construction								**0.00**
	Bill	07/28/2025	Sales Order 1130	Highway 1 LLC	Surrace Mount - Shepherd Const.	2000.00 · Accounts Payable	225.00	225.00
	Bill	07/31/2025	10410	Silversand Services	Harold Street Irrigation Repair July 2025	2000.00 · Accounts Payable	90.00	315.00
	Bill	10/31/2025	175360	Gunda Corporation	Shepherd paving & drainage - Inspection Oct 1 - 31, 202	2000.00 · Accounts Payable	1,440.00	1,755.00
	Bill	11/30/2025	NT-1940-0001-3 #37	Harper Brothers Construction LLC	Shepherd / Farnham Utlity & Civil Imprv	2000.00 · Accounts Payable	855,021.94	856,776.94
Total 6914.02 · Construction							856,776.94	856,776.94
Total 6914.00 · Shepherd Drainage							856,776.94	856,776.94
6917.00 · Civic Center								**0.00**
6917.02 · Construction - Levy tax exempt								**0.00**
	Bill	07/22/2025	8771	fun abounds, Inc.	Putting Green Relocation & Site Prep July 2025	2000.00 · Accounts Payable	93,436.40	93,436.40
	Bill	08/27/2025	8259	Blue Irrigation Services	Sprinkler Repair - August 18, 2025	2000.00 · Accounts Payable	650.00	94,086.40
	Bill	08/31/2025	69816-11622	Gulf Coast Pavers	Paver Installation	2000.00 · Accounts Payable	4,395.00	98,481.40
	Bill	08/31/2025	3754 Balance Due	Houston Lightscapes	Balance Due	2000.00 · Accounts Payable	22,127.50	120,608.90
	Bill	08/31/2025	33459	Butcher's Swimming Pools	Labor/Supplies/Repairs August 2025	2000.00 · Accounts Payable	16,926.95	137,535.85
	Bill	08/31/2025	36218	Pieper-Houston Electric L.P.	Rewiring Trees	2000.00 · Accounts Payable	960.00	138,495.85
	Bill	08/31/2025	36085	Pieper-Houston Electric L.P.	Lighting	2000.00 · Accounts Payable	3,358.00	141,853.85
	Bill	09/30/2025	36196A	Pieper-Houston Electric L.P.	Rewiring Trees	2000.00 · Accounts Payable	3,361.36	145,215.21
	Bill	09/30/2025	36277	Pieper-Houston Electric L.P.	Rewiring Trees	2000.00 · Accounts Payable	7,397.65	152,612.86
	Bill	09/30/2025	25037	MCL Project Resources LLC	Repairs and Restoration of the Playground Water Feature	2000.00 · Accounts Payable	29,330.00	181,942.86
	Bill	09/30/2025	36087B	Pieper-Houston Electric L.P.	Rewiring Trees	2000.00 · Accounts Payable	12,000.00	193,942.86
	Bill	10/07/2025	25038	MCL Project Resources LLC	Levy Park Remove Damaged IPE Wood 10.02.25	2000.00 · Accounts Payable	3,250.00	197,192.86
	Bill	11/18/2025	25039	MCL Project Resources LLC	Park Bench Boards November 2025	2000.00 · Accounts Payable	2,889.00	200,081.86
	Bill	11/30/2025	25040	MCL Project Resources LLC	Park Play Area November 2025	2000.00 · Accounts Payable	10,968.00	211,049.86
	Bill	11/30/2025	25041	MCL Project Resources LLC	Sidewalk Replacement & Dog Park Mound Repair Noven	2000.00 · Accounts Payable	10,910.00	221,959.86
	Bill	11/30/2025	1617	Green Horizons Landscaping LLC	Turf for New Slab Playground Area	2000.00 · Accounts Payable	6,450.00	228,409.86
	Bill	11/30/2025	8780	fun abounds, Inc.	Putting Green Relocation & Site Prep November 2025	2000.00 · Accounts Payable	193,100.60	421,510.46
	Bill	11/30/2025	8829	fun abounds, Inc.	Levy Park Playground Renovation November 2025	2000.00 · Accounts Payable	188,053.00	609,563.46
	Bill	11/30/2025	8846	fun abounds, Inc.	Change Order 2	2000.00 · Accounts Payable	1,937.00	611,500.46
	Bill	11/30/2025	8873	fun abounds, Inc.	PIP Material Shipping	2000.00 · Accounts Payable	2,000.00	613,500.46
	Bill	11/30/2025	69816-11870	Gulf Coast Pavers	Paver Installation	2000.00 · Accounts Payable	5,900.00	619,400.46
Total 6917.02 · Construction - Levy tax exempt							619,400.46	619,400.46
Total 6917.00 · Civic Center							619,400.46	619,400.46
6920.00 · West Alabama Reconstruction								**0.00**
6920.01 · Design								**0.00**
	Bill	10/31/2025	175365	Gunda Corporation	UKRA West Alabama Design Management Oct 1 - Oct :	2000.00 · Accounts Payable	14,280.00	14,280.00
	Bill	10/31/2025	I33-10009-000-22	Lockwood, Andrews & Newman, Inc.	133-10009-000 09.28.2024 - 06.01.2025 - 10.17.2025	2000.00 · Accounts Payable	113,833.66	128,113.66
Total 6920.01 · Design							128,113.66	128,113.66
Total 6920.00 · West Alabama Reconstruction							128,113.66	128,113.66
Total 6900.00 · Capital Projects							1,604,291.06	1,604,291.06
TOTAL							**0.00**	**0.00**

Upper Kirby Redevelopment Authority - Debt Service Fund
General Ledger
As of November 30, 2025

	Type	Date	Num	Name	Memo	Split	Amount	Balance
1100.00 · TxPool - DSF-Regions- Taxable								**105,920.07**
	Deposit	01/31/2025			Interest	4300.00 · Interest Income	395.07	106,315.14
	Deposit	02/28/2025			Interest	4300.00 · Interest Income	355.23	106,670.37
	Deposit	03/31/2025			Interest	4300.00 · Interest Income	392.72	107,063.09
	Deposit	04/30/2025			Interest	4300.00 · Interest Income	381.51	107,444.60
	Check	05/01/2025	EFT	Regions Bank	Taxable loan Interest 05.30.2025	6100.00 · Interest Expense - Taxable	-81,725.86	25,718.74
	Transfer	05/08/2025			Funds Transfer for loan payment	3360.00 · Transfer To/From GF	81,790.41	107,509.15
	Deposit	05/31/2025			Interest	4300.00 · Interest Income	604.98	108,114.13
	Transfer	06/26/2025			Funds Transfer	3360.00 · Transfer To/From GF	672,365.00	780,479.13
	Deposit	06/30/2025			Interest	4300.00 · Interest Income	782.01	781,261.14
	Deposit	07/31/2025			Interest	4300.00 · Interest Income	2,861.25	784,122.39
	Deposit	08/31/2025			Interest	4300.00 · Interest Income	2,867.14	786,989.53
	Deposit	09/30/2025			Interest	4300.00 · Interest Income	2,750.34	789,739.87
	Deposit	10/31/2025			Interest	4300.00 · Interest Income	2,778.05	792,517.92
	Transfer	11/19/2025			Funds Transfer	3360.00 · Transfer To/From GF	702,378.99	1,494,896.91
	Check	11/30/2025	EFT	Regions Bank	Taxable loan Principal & interest 3/31/25-11/30/25	-SPLIT-	-702,314.43	792,582.48
	Deposit	11/30/2025			Interest	4300.00 · Interest Income	3,518.50	796,100.98
Total 1100.00 · TxPool - DSF-Regions- Taxable							690,180.91	796,100.98
1200.00 · TxPool-DSF-Regions-Tax Exempt								**285,306.27**
	Deposit	01/31/2025			Interest	4300.00 · Interest Income	1,064.22	286,370.49
	Deposit	02/28/2025			Interest	4300.00 · Interest Income	956.83	287,327.32
	Deposit	03/31/2025			Interest	4300.00 · Interest Income	1,057.75	288,385.07
	Deposit	04/30/2025			Interest	4300.00 · Interest Income	1,027.66	289,412.73
	Check	05/01/2025	EFT	Regions Bank	Tax-exempt loan interest 11/30/2024 - 05/30/2025	6150.00 · Interest Expense - Tax Exempt	-205,284.94	84,127.79
	Transfer	05/08/2025			Funds Transfer	3360.00 · Transfer To/From GF	205,284.95	289,412.74
	Deposit	05/31/2025			Interest	4300.00 · Interest Income	1,590.54	291,003.28
	Transfer	06/26/2025			Funds Transfer	3360.00 · Transfer To/From GF	2,565,412.00	2,856,415.28
	Deposit	06/30/2025			Interest	4300.00 · Interest Income	2,554.64	2,858,969.92
	Deposit	07/31/2025			Interest	4300.00 · Interest Income	10,470.32	2,869,440.24
	Deposit	08/31/2025			Interest	4300.00 · Interest Income	10,492.03	2,879,932.27
	Deposit	09/30/2025			Interest	4300.00 · Interest Income	10,064.76	2,889,997.03
	Deposit	10/31/2025			Interest	4300.00 · Interest Income	10,166.12	2,900,163.15
	Transfer	11/19/2025			Funds Transfer	3360.00 · Transfer To/From GF	2,589,453.44	5,489,616.59
	Check	11/30/2025	EFT	Regions Bank	Tax-exempt loan P&I interest 3/31/25-11/30/25	-SPLIT-	-2,589,453.45	2,900,163.14
	Deposit	11/30/2025			Interest	4300.00 · Interest Income	12,900.80	2,913,063.94
Total 1200.00 · TxPool-DSF-Regions-Tax Exempt							2,627,757.67	2,913,063.94
3200.00 · Retained Earnings								**-391,226.34**
	Closing Entry	06/30/2025					275,847.64	-115,378.70
Total 3200.00 · Retained Earnings							275,847.64	-115,378.70
3360.00 · Transfer To/From GF								**0.00**
	Transfer	05/08/2025			Funds Transfer	1200.00 · TxPool-DSF-Regions-Tax Exempt	-205,284.95	-205,284.95
	Transfer	05/08/2025			Funds Transfer for loan payment	1100.00 · TxPool - DSF-Regions- Taxable	-81,790.41	-287,075.36
	Transfer	06/26/2025			Funds Transfer	1100.00 · TxPool - DSF-Regions- Taxable	-672,365.00	-959,440.36
	Transfer	06/26/2025			Funds Transfer	1200.00 · TxPool-DSF-Regions-Tax Exempt	-2,565,412.00	-3,524,852.36
	Transfer	11/19/2025			Funds Transfer	1100.00 · TxPool - DSF-Regions- Taxable	-702,378.99	-4,227,231.35
	Transfer	11/19/2025			Funds Transfer	1200.00 · TxPool-DSF-Regions-Tax Exempt	-2,589,453.44	-6,816,684.79
Total 3360.00 · Transfer To/From GF							-6,816,684.79	-6,816,684.79
4300.00 · Interest Income								**0.00**
	Deposit	07/31/2025			Interest	1200.00 · TxPool-DSF-Regions-Tax Exempt	-10,470.32	-10,470.32
	Deposit	07/31/2025			Interest	1100.00 · TxPool - DSF-Regions- Taxable	-2,861.25	-13,331.57
	Deposit	08/31/2025			Interest	1100.00 · TxPool - DSF-Regions- Taxable	-2,867.14	-16,198.71
	Deposit	08/31/2025			Interest	1200.00 · TxPool-DSF-Regions-Tax Exempt	-10,492.03	-26,690.74
	Deposit	09/30/2025			Interest	1100.00 · TxPool - DSF-Regions- Taxable	-2,750.34	-29,441.08
	Deposit	09/30/2025			Interest	1200.00 · TxPool-DSF-Regions-Tax Exempt	-10,064.76	-39,505.84
	Deposit	10/31/2025			Interest	1200.00 · TxPool-DSF-Regions-Tax Exempt	-10,166.12	-49,671.96
	Deposit	10/31/2025			Interest	1100.00 · TxPool - DSF-Regions- Taxable	-2,778.05	-52,450.01
	Deposit	11/30/2025			Interest	1100.00 · TxPool - DSF-Regions- Taxable	-3,518.50	-55,968.51
	Deposit	11/30/2025			Interest	1200.00 · TxPool-DSF-Regions-Tax Exempt	-12,900.80	-68,869.31
Total 4300.00 · Interest Income							-68,869.31	-68,869.31
6100.00 · Interest Expense - Taxable								**0.00**
	Check	11/30/2025	EFT	Regions Bank	Taxable loan interest 11/30/25	1100.00 · TxPool - DSF-Regions- Taxable	83,080.43	83,080.43
Total 6100.00 · Interest Expense - Taxable							83,080.43	83,080.43
6150.00 · Interest Expense - Tax Exempt								**0.00**
	Check	11/30/2025	EFT	Regions Bank	Tax-exempt loan interest 11/30/25	1200.00 · TxPool-DSF-Regions-Tax Exempt	208,687.48	208,687.48
Total 6150.00 · Interest Expense - Tax Exempt							208,687.48	208,687.48

Upper Kirby Redevelopment Authority - Debt Service Fund
General Ledger
As of November 30, 2025

	Type	Date	Num	Name	Memo	Split	Amount	Balance
6500.00 · Loan Principal - Taxable								**0.00**
	Check	11/30/2025	EFT	Regions Bank	Taxable loan Principal 11/30/25	1100.00 · TxPool - DSF-Regions- Taxable	619,234.00	619,234.00
Total 6500.00 · Loan Principal - Taxable							619,234.00	619,234.00
6550.00 · Loan Principal - Tax Exempt								**0.00**
	Check	11/30/2025	EFT	Regions Bank	Tax-exempt loan principal 11/30/25	1200.00 · TxPool-DSF-Regions-Tax Exempt	2,380,765.97	2,380,765.97
Total 6550.00 · Loan Principal - Tax Exempt							2,380,765.97	2,380,765.97
TOTAL							**0.00**	**0.00**

ARBITRAGE COMPLIANCE SPECIALISTS, INC.
BOND COMPLIANCE SERVICES

CONTROL #2.00

UPPER KIRBY REDEVELOPMENT AUTHORITY

$35,711,497.00
TAX-EXEMPT LOAN AGREEMENT SERIES 2016

YIELD RESTRICTION CALCULATIONS
FOR THE 05TH YEAR COMPUTATION PERIOD
NOVEMBER 30, 2019 TO NOVEMBER 30, 2021

AS OF THE DATE OF THIS REPORT
FEBRUARY 12, 2026

800.672.9993
www.rebatebyacs.com

Upper Kirby Redevelopment Authority ("Issuer")

Municipal Risk Management Group, L.L.C.
1281 Brittmoore Road
Houston, Texas 77043

CONTROL #2.00

UPPER KIRBY REDEVELOPMENT AUTHORITY

$35,711,497.00
TAX-EXEMPT LOAN AGREEMENT SERIES 2016

YIELD RESTRICTION CALCULATIONS
FOR THE 05TH YEAR COMPUTATION PERIOD
NOVEMBER 30, 2019 TO NOVEMBER 30, 2021

AS OF THE DATE OF THIS REPORT
FEBRUARY 12, 2026

We have enclosed the yield restriction calculation report for the above-referenced issue of tax-exempt debt ("Debt"). The computations following as Exhibits have been performed by ACS and are based upon the limited scope of ACS' engagement with information, instructions, assumptions, and representations as provided to ACS by the Issuer. Using procedures, which ACS has developed for calculating the Yield Reduction Payment Amount, ACS has computed the amount of the Yield Reduction Payment with respect to the Debt for the Computation Period in accordance with the applicable provisions of the Internal Revenue Code of 1986, as amended and the Treasury Regulations applicable to the Debt.

As detailed in Exhibit 1 of this Report, there is no Yield Reduction Payment Amount that relates to the Yield Restriction Requirements on the yield restricted proceeds of the Debt after the expiration of the temporary period for the Computation Period. There are no filing requirements regarding yield reduction with the IRS as of the date of this Report, and therefore, nothing should be filed with the IRS as of this time.

Total Yield Reduction Liability: $0.00

It has been an honor for all of us at ACS to assist you with your calculations. Should you have any questions regarding this Review and related matters please do not hesitate to call: **Account Manager and Lead CPA: *Doug Pahnke* at (800) 672-9993 ext. 7526**.

Regards,
Arbitrage Compliance Specialists, Inc.

Douglas Pahnke, CPA, President

DEFINITIONS

Arbitrage
Treas. Reg. § 1.148-3(a) provides that the arbitrage that must be rebated is based on the difference between the amount actually earned on non-purpose investments and the amount that would have been earned if those investments had a yield equal to the yield on the issue.

Arbitrage Rebate
Treas. Reg. § 1.148-3(b) provides that as of any computation date, the rebate amount for an issue is the excess of the future value, as of that date, for all receipts of non-purpose investments over the future value, as of that date, of all payments on non-purpose investments.

Bona Fide Debt Service Fund
Under Treas. Reg. § 1.148-1(b), a Bona Fide Debt Service Fund:

- Is used primarily to achieve a proper matching of revenues with debt service payments; AND
- Is depleted annually to a reasonable carryover amount.

Bond Year
Each one-year period (or shorter period for the first elected year ending on the issuer elected date).

Bond Yield -

Fixed Rate Issue
Treas. Reg. § 1.148-4(b)(1) provides that the yield on a fixed rate issue is the discount rate that when used in computing the present value, as of the issue date, of all unconditionally payable payments of principal, interest and fees for qualified guarantee on the issue, produces an amount equal to the present value, using the same discount rate, of the aggregate issue price of the bonds as of the issue date.

Variable Rate Issue
The yield on a variable yield issue is computed separately for each computation period. Treas. Reg. § 1.148-4(c)(1) provides that the yield for each computation period is the discount rate at which the present value, as of first day of the computation period, of all payments of principal and interest and qualified guarantees paid on the bond issue during that computation period equals the present value of the issue price, as of the first day of the computation period.

Commingled Funds
Treas. Reg. § 1.148-1(b) provides that a commingled fund means any fund or account (other than an open-end regulated investment company) that contains both gross proceeds of an issue and amounts in excess of $25,000 that are not gross proceeds of the issue.

Computation Date
Treas. Reg. § 1.148-3(e)(1) provides that an issuer may treat as computation dates:

- the last day of any Bond Year ending on or before the 1st required Rebate Payment date; AND
- thereafter, the end of each Bond Year or the end of each 5th Bond Year.

Once selected, the issuer may not change the computation date after the 1st required Rebate Payment date.

Computation Date Credit
Computation Date Credits are applied on the last day of each bond year during which there are amounts allocated to gross proceeds of an issue that are subject to the rebate requirement, and on the final maturity date.

Computation Period
The computation period may be selected by the issuer and is the period between the Computation Dates.

Gross Proceeds
All sales proceeds (any amounts actually or constructively received by the issuer from the sale of the debt,

including amounts used to pay underwriter's discount or fees, but excluding pre-issuance accrued interest); investment proceeds (any amounts received from investing sales proceeds or other investment proceeds); Transferred Proceeds as further defined; replacement proceeds (any amounts held in a sinking fund, pledged fund, reserve fund, or otherwise set aside to pay debt service; and disposition proceeds (any funds that must be included due to a change in use).

Investment Yield
Treas. Reg. § 1.148-5(b)(1) provides that the yield on an investment allocated to an issue is the discount rate that, when used in computing the present value as of the date the investment is 1st allocated to the issue of all unconditionally payable receipts from the investment, produces an amount equal to the present value of all unconditionally payable payments for the investment.

Materially Higher Yield
Treas. Reg. § 1.148-2(d)(1) provides that the yield on investments is materially higher than the yield on the issue to which the investments are allocated if the yield on the investments over the term of the issue exceeds the yield on the issue by an amount in excess of the applicable definition of materially higher set forth in Treas. Reg. § 1.148-2 (d)(2). If yield restricted investments in the same class are subject to different definitions of materially higher, the applicable definition of materially higher that produces the lowest permitted yield applies to all the investments in the class.

Proceeds
All sales proceeds (any amounts actually or constructively received by the issuer from the sale of the debt, including amounts used to pay underwriter's discount or fees, but excluding pre-issuance accrued interest); investment proceeds (any amounts received from investing sales proceeds or other investment proceeds) and Transferred Proceeds as further defined.

Rebate Installment Payments
IRC §148(f)(3) requires that rebate be paid at least once every 5 years during the life of the debt. Each rebate payment must be paid no later than 60 days after the Computation Date to which the payment relates. The last rebate payment is due no later than 60 days after the last debt is redeemed. Any rebate payment paid within the 60-day period may be treated as paid on the computation date to which it relates. Except for the Final Rebate Payment, the amount of each required Rebate Installment Payment is at least 90 percent of the calculated rebate amount as of that Computation Date, taking into account the future value of previous rebate payments.

Small Issuer Exception
Under IRC § 148(f)(4)(D), governmental bonds issued by a governmental unit that does not expect to issue more than $5 million of governmental bonds in that calendar year are exempted from the rebate requirements, but not yield restriction rules.

The Taxpayer Relief Act of 1997 supplements the $5 million Small Issuer Exception, which can be used for any purpose, with up to an additional $5 million to specifically finance new construction of public school facilities. This increased limit applies to debt issued from January 1, 1998 through December 31, 2001.

The Economic Growth and Tax Relief Reconciliation Act of 2001 supplements the $5 million Small Issuer Exception, which can be used for any purpose, with up to an additional $10 million to specifically finance new construction of public school facilities. This increased limit applies to debt issued on and after January 1, 2002.

Spending Exception
Spending exceptions may apply to exempt from the rebate requirements, arbitrage earned on certain proceeds of an issue, if the issuer spends the proceeds in accordance with prescribed 6-month, 18-month, or 2-year schedules.

Rebate Payments

IRC § 148(f)(3) requires that rebate be paid at least once every 5 years during the life of the bonds. Each rebate payment must be paid no later than 60 days after the computation date to which the payment relates. The last rebate payment is due no later than 60 days after the last bond is redeemed. Any rebate payment paid within the 60-day period may be treated as paid on the computation date to which it relates. Except for the Final Rebate Payment, the amount of each required Rebate Installment Payment is at least 90 percent of the rebate amount as of that computation date, taking into account the future value of previous rebate payments.

Temporary Periods

The initial period during which the use of bond proceeds to acquire higher yielding investments will not cause the bonds to be arbitrage bonds.

Transferred Proceeds

Treas. Reg. § 1.148-9 provides that when proceeds of a new refunding issue discharge the outstanding principal of a prior issue, the proceeds of the prior issue transfer to the refunding issue and become transferred proceeds of the refunding issue.

Yield Restriction

After the applicable temporary period is over, bond proceeds must be yield restricted. Yield restriction can be achieved in two ways:

- Investment of proceeds in securities that do not exceed the permitted yield; OR
- Investment of proceeds above the permitted yield followed by making Yield Reduction Payments. (Note that under Treas. Reg. § 1.148-5(c)(3), Yield Reduction Payments may be made only for certain types of proceeds.)

Yield Reduction Payments

Treas. Reg. § 1.148-5(c)(2)(i) provides that yield reduction payments must be paid to the United States at the same time and in the same manner as rebate payments. The provisions that apply to Rebate Payments, such as due dates, making 90 percent installment payments, correction of late payments, and recovery of overpayments, all apply to yield reduction payments as well.

NOTES AND ASSUMPTIONS

1. The PAR amount of the Debt is $35,711,497.00.
2. The Delivery Date of the Debt is November 30, 2016.
3. The Computation Date is November 30, 2021.
4. The Computation Period is November 30, 2019 to November 30, 2021.
5. The Restricted Yield on the Debt is 2.8824%.
6. The Investment Yield is 1.44567735%
7. The Yield Reduction Liability, as of the end of the calculation period, is ($2,725.34).
8. We have reviewed available Debt documents to determine the sources and uses of the Debt for purposes of identifying Gross Proceeds.
9. The Debt constitutes a single issue for federal taxation purposes and is not treated as part of any other issue of governmental obligations.
10. Computations of yield are based on a 360-day year with semi-annual compounding.
11. Purchase prices on investments are assumed to be at fair market value and represent an arm's length transaction.
12. Our engagement focused solely on analyzing the arbitrage rebate and yield restriction requirements, requirements related to the gross proceeds of the Bonds. The information provided by the Issuer, the Bank, or the Trustee has been used without independent verification to calculate the Rebate Liability and Yield Restriction Liability. ACS does not verify or express an opinion on the completeness or accuracy of this information in relation to 26 U.S. Code § 148.
13. We are not obligated to update this Report due to any events, changes in laws, regulations, rulings, new information, or data changes after the date of this Report.

Yield Restriction Calculation

Period 11/30/19 to 11/30/21
Restricted Yield 2.88240000%
Investment Yield 1.44567735%
Liability ($2,725.34)

Period Ending	Relevant Cash Flow	Future Value Factor	Adjustment	Investment Yield	Present Value Factor	Total Future Value	Days of Period
11/30/19	(1,207,376.27)	1.05890625%				(1,278,498.28)	720
12/23/19	534,912.55	1.05697193%				565,387.55	697
01/22/20	319,302.49	1.05453803%				336,716.62	668
02/20/20	81,785.00	1.05219338%				86,053.64	640
03/17/20	35,154.00	1.04993741%				36,909.50	613
03/20/20	238,838.46	1.04968704%				250,705.64	610
	2,616.23				**Liability**	(2,725.34)	

Listing of Investments by Fund

Yield Restricted Funds

Yield Restricted 11/30/19+

Proceeds held in the fund remained at the end of the temporary period, and were invested at or below the materially higher yield, subsequent to the end of the temporary period.

ACS utilized the new project fund data provided in January of 2026 to complete this report. ACS does not opine to the accuracy or suitability of the information provided to complete this report. Expenditures, deposits and interest earnings were to be specifically related to the Series 2016 bond issue and were required to be on a cash basis and not accrual per the Tax Code.

ACS excluded the $10,225,000 deposit made on 7/16/19 into the project account since the balance would be $15,694,980.61 that would exceed the original $13,769,590.86 of sale proceeds deposited on 12/1/16. Please notify ACS the source of the deposit "Transfer 7/16/19 Funds Transfer CY 2018 TIRZ revenue $10,225,000."

Transfer 7/16/19 Funds Transfer CY 2018 TIRZ revenue $10,225,000 Balance 15,694,980.61

Proof of Investment Yield

Investment Yield 1.44567735%

Period Ending	Investments	Value Factor	Value	Proceeds	Value Factor	Value
11/30/19	(1,207,376.27)	1.02922856%	(1,242,666.14)		1.02922856%	
12/23/19		1.02828179%		534,912.55	1.02828179%	550,040.83
12/29/19	(1,487.82)	1.02803495%	(1,529.53)	1,487.82	1.02803495%	1,529.53
01/22/20		1.02708928%		319,302.49	1.02708928%	327,952.16
01/31/20	(779.98)	1.02676055%	(800.85)	779.98	1.02676055%	800.85
02/20/20		1.02593920%		81,785.00	1.02593920%	83,906.44
02/28/20	(415.76)	1.02561085%	(426.41)	415.76	1.02561085%	426.41
03/17/20		1.02483142%		35,154.00	1.02483142%	36,026.92
03/20/20		1.02470841%		238,838.46	1.02470841%	244,739.78
03/31/20	(143.75)	1.02429847%	(147.24)	143.75	1.02429847%	147.24
	(1,210,203.58)		(1,245,570.17)	1,212,819.81		1,245,570.17

Investment Detail - Yield Restricted Funds

Yield Restricted 11/30/19+

Net 2,616.23 **Yield 1.44567735%**

Date	100% $	Type	Alloc. %	Alloc. $
11/30/19	(1,207,165.18)	Balance Start	100.00000%	(1,207,165.18)
11/30/19	(211.09)	Accrued I	100.00000%	(211.09)
12/23/19	534,912.55	Maturity	100.00000%	534,912.55
12/29/19	(1,487.82)	Principal	100.00000%	(1,487.82)
12/29/19	1,487.82	Interest	100.00000%	1,487.82
01/22/20	319,302.49	Maturity	100.00000%	319,302.49
01/31/20	(779.98)	Principal	100.00000%	(779.98)
01/31/20	779.98	Interest	100.00000%	779.98
02/20/20	81,785.00	Maturity	100.00000%	81,785.00
02/28/20	(415.76)	Principal	100.00000%	(415.76)
02/28/20	415.76	Interest	100.00000%	415.76
03/17/20	35,154.00	Maturity	100.00000%	35,154.00
03/20/20	238,838.46	Maturity	100.00000%	238,838.46
03/31/20	(143.75)	Principal	100.00000%	(143.75)
03/31/20	143.75	Interest	100.00000%	143.75

ARBITRAGE COMPLIANCE SPECIALISTS, INC.
BOND COMPLIANCE SERVICES

CONTROL #2.00

UPPER KIRBY REDEVELOPMENT AUTHORITY

$35,711,497.00
TAX-EXEMPT LOAN AGREEMENT SERIES 2016

ARBITRAGE REBATE CALCULATIONS
FOR THE INTERIM COMPUTATION PERIOD
NOVEMBER 30, 2016 TO NOVEMBER 30, 2025

AS OF THE DATE OF THIS REPORT
FEBRUARY 12, 2026

800.672.9993
www.rebatebyacs.com

Upper Kirby Redevelopment Authority ("Issuer")

Municipal Risk Management Group, L.L.C.
1281 Brittmoore Road
Houston, Texas 77043

CONTROL #2.00

UPPER KIRBY REDEVELOPMENT AUTHORITY

$35,711,497.00
TAX-EXEMPT LOAN AGREEMENT SERIES 2016

ARBITRAGE REBATE CALCULATIONS
FOR THE INTERIM COMPUTATION PERIOD
NOVEMBER 30, 2016 TO NOVEMBER 30, 2025

AS OF THE DATE OF THIS REPORT
FEBRUARY 12, 2026

We have enclosed the arbitrage rebate calculation report for the above-referenced issue of tax-exempt debt ("Debt"). The computations following as Exhibits have been performed by ACS and are based upon the limited scope of ACS' engagement with information, instructions, assumptions and representations as provided to ACS by the Issuer. Using procedures, which ACS has developed for calculating arbitrage rebate, ACS has computed the amount of the Rebatable Arbitrage with respect to the Debt for the Computation Period in accordance with the applicable provisions of the Internal Revenue Code of 1986, as amended and the Treasury Regulations applicable to the Debt.

As detailed in Exhibit 1 of this report, there is no Rebatable Arbitrage with respect to the Debt for the above-referenced Computation Period. There are no filing requirements regarding arbitrage rebate with the United States Treasury, Internal Revenue Service ("IRS") as of the date of this Report, and therefore, nothing should be filed with the IRS as of this time.

Total Interim Rebatable Arbitrage: $0.00

Please note that the 10th Year IRS filing date is 60 days from November 30, 2026. It has been an honor for all of us at ACS to assist you with your arbitrage rebate calculations. Should you have any questions regarding this Review and related matters please do not hesitate to call: **Account Manager and Lead CPA: *Doug Pahnke* at (800) 672-9993 ext. 7526**.

Regards,
Arbitrage Compliance Specialists, Inc.

Douglas Pahnke, CPA, President

DEFINITIONS

Arbitrage
Treas. Reg. § 1.148-3(a) provides that the arbitrage that must be rebated is based on the difference between the amount actually earned on non-purpose investments and the amount that would have been earned if those investments had a yield equal to the yield on the issue.

Arbitrage Rebate
Treas. Reg. § 1.148-3(b) provides that as of any computation date, the rebate amount for an issue is the excess of the future value, as of that date, for all receipts of non-purpose investments over the future value, as of that date, of all payments on non-purpose investments.

Bona Fide Debt Service Fund
Under Treas. Reg. § 1.148-1(b), a Bona Fide Debt Service Fund:

- Is used primarily to achieve a proper matching of revenues with debt service payments; AND
- Is depleted annually to a reasonable carryover amount.

Bond Year
Each one-year period (or shorter period for the first elected year ending on the issuer elected date).

Bond Yield -

Fixed Rate Issue
Treas. Reg. § 1.148-4(b)(1) provides that the yield on a fixed rate issue is the discount rate that when used in computing the present value, as of the issue date, of all unconditionally payable payments of principal, interest and fees for qualified guarantee on the issue, produces an amount equal to the present value, using the same discount rate, of the aggregate issue price of the bonds as of the issue date.

Variable Rate Issue
The yield on a variable yield issue is computed separately for each computation period. Treas. Reg. § 1.148-4(c)(1) provides that the yield for each computation period is the discount rate at which the present value, as of first day of the computation period, of all payments of principal and interest and qualified guarantees paid on the bond issue during that computation period equals the present value of the issue price, as of the first day of the computation period.

Commingled Funds
Treas. Reg. § 1.148-1(b) provides that a commingled fund means any fund or account (other than an open-end regulated investment company) that contains both gross proceeds of an issue and amounts in excess of $25,000 that are not gross proceeds of the issue.

Computation Date
Treas. Reg. § 1.148-3(e)(1) provides that an issuer may treat as computation dates:

- the last day of any Bond Year ending on or before the 1st required Rebate Payment date; AND
- thereafter, the end of each Bond Year or the end of each 5th Bond Year.

Once selected, the issuer may not change the computation date after the 1st required Rebate Payment date.

Computation Date Credit
Computation Date Credits are applied on the last day of each bond year during which there are amounts allocated to gross proceeds of an issue that are subject to the rebate requirement, and on the final maturity date.

Computation Period
The computation period may be selected by the issuer and is the period between the Computation Dates.

Gross Proceeds
All sales proceeds (any amounts actually or constructively received by the issuer from the sale of the debt,

including amounts used to pay underwriter's discount or fees, but excluding pre-issuance accrued interest); investment proceeds (any amounts received from investing sales proceeds or other investment proceeds); Transferred Proceeds as further defined; replacement proceeds (any amounts held in a sinking fund, pledged fund, reserve fund, or otherwise set aside to pay debt service; and disposition proceeds (any funds that must be included due to a change in use).

Investment Yield
Treas. Reg. § 1.148-5(b)(1) provides that the yield on an investment allocated to an issue is the discount rate that, when used in computing the present value as of the date the investment is 1st allocated to the issue of all unconditionally payable receipts from the investment, produces an amount equal to the present value of all unconditionally payable payments for the investment.

Materially Higher Yield
Treas. Reg. § 1.148-2(d)(1) provides that the yield on investments is materially higher than the yield on the issue to which the investments are allocated if the yield on the investments over the term of the issue exceeds the yield on the issue by an amount in excess of the applicable definition of materially higher set forth in Treas. Reg. § 1.148-2 (d)(2). If yield restricted investments in the same class are subject to different definitions of materially higher, the applicable definition of materially higher that produces the lowest permitted yield applies to all the investments in the class.

Proceeds
All sales proceeds (any amounts actually or constructively received by the issuer from the sale of the debt, including amounts used to pay underwriter's discount or fees, but excluding pre-issuance accrued interest); investment proceeds (any amounts received from investing sales proceeds or other investment proceeds) and Transferred Proceeds as further defined.

Rebate Installment Payments
IRC §148(f)(3) requires that rebate be paid at least once every 5 years during the life of the debt. Each rebate payment must be paid no later than 60 days after the Computation Date to which the payment relates. The last rebate payment is due no later than 60 days after the last debt is redeemed. Any rebate payment paid within the 60-day period may be treated as paid on the computation date to which it relates. Except for the Final Rebate Payment, the amount of each required Rebate Installment Payment is at least 90 percent of the calculated rebate amount as of that Computation Date, taking into account the future value of previous rebate payments.

Small Issuer Exception
Under IRC § 148(f)(4)(D), governmental bonds issued by a governmental unit that does not expect to issue more than $5 million of governmental bonds in that calendar year are exempted from the rebate requirements, but not yield restriction rules.

The Taxpayer Relief Act of 1997 supplements the $5 million Small Issuer Exception, which can be used for any purpose, with up to an additional $5 million to specifically finance new construction of public school facilities. This increased limit applies to debt issued from January 1, 1998 through December 31, 2001.

The Economic Growth and Tax Relief Reconciliation Act of 2001 supplements the $5 million Small Issuer Exception, which can be used for any purpose, with up to an additional $10 million to specifically finance new construction of public school facilities. This increased limit applies to debt issued on and after January 1, 2002.

Spending Exception
Spending exceptions may apply to exempt from the rebate requirements, arbitrage earned on certain proceeds of an issue, if the issuer spends the proceeds in accordance with prescribed 6-month, 18-month, or 2-year schedules.

Rebate Payments

IRC § 148(f)(3) requires that rebate be paid at least once every 5 years during the life of the bonds. Each rebate payment must be paid no later than 60 days after the computation date to which the payment relates. The last rebate payment is due no later than 60 days after the last bond is redeemed. Any rebate payment paid within the 60-day period may be treated as paid on the computation date to which it relates. Except for the Final Rebate Payment, the amount of each required Rebate Installment Payment is at least 90 percent of the rebate amount as of that computation date, taking into account the future value of previous rebate payments.

Temporary Periods

The initial period during which the use of bond proceeds to acquire higher yielding investments will not cause the bonds to be arbitrage bonds.

Transferred Proceeds

Treas. Reg. § 1.148-9 provides that when proceeds of a new refunding issue discharge the outstanding principal of a prior issue, the proceeds of the prior issue transfer to the refunding issue and become transferred proceeds of the refunding issue.

Yield Restriction

After the applicable temporary period is over, bond proceeds must be yield restricted. Yield restriction can be achieved in two ways:

- Investment of proceeds in securities that do not exceed the permitted yield; OR
- Investment of proceeds above the permitted yield followed by making Yield Reduction Payments. (Note that under Treas. Reg. § 1.148-5(c)(3), Yield Reduction Payments may be made only for certain types of proceeds.)

Yield Reduction Payments

Treas. Reg. § 1.148-5(c)(2)(i) provides that yield reduction payments must be paid to the United States at the same time and in the same manner as rebate payments. The provisions that apply to Rebate Payments, such as due dates, making 90 percent installment payments, correction of late payments, and recovery of overpayments, all apply to yield reduction payments as well.

NOTES AND ASSUMPTIONS

1. The PAR amount of the Debt is $35,711,497.00.
2. The Delivery Date of the Debt is November 30, 2016.
3. The Computation Date is November 30, 2025.
4. The Computation Period is November 30, 2016 to November 30, 2025.
5. The Bond Yield on the Debt is 2.7574%.
6. The Investment Yield is 1.5619858%
7. The Arbitrage Rebate Liability, as of the end of the calculation period, is ($492,279.06).
8. We have reviewed available Debt documents to determine the sources and uses of the Debt for purposes of identifying Gross Proceeds.
9. The Debt constitutes a single issue for federal taxation purposes and is not treated as part of any other issue of governmental obligations.
10. Computations of yield are based on a 360-day year with semi-annual compounding.
11. Purchase prices on investments are assumed to be at fair market value and represent an arm's length transaction.
12. We have applied the Computation Date Credit amounts set forth in the Regulations for bond years ending on or after January 1, 2007.
13. Our engagement focused solely on analyzing the arbitrage rebate and yield restriction requirements, requirements related to the gross proceeds of the Bonds. The information provided by the Issuer, the Bank, or the Trustee has been used without independent verification to calculate the Rebate Liability and Yield Restriction Liability. ACS does not verify or express an opinion on the completeness or accuracy of this information in relation to 26 U.S. Code § 148.
14. We are not obligated to update this Report due to any events, changes in laws, regulations, rulings, new information, or data changes after the date of this Report.

Arbitrage Rebate Calculation

Period 11/30/16 to 11/30/25
Bond Yield 2.75740000%
Investment Yield 1.56198580%
Liability ($492,279.06)

Period Ending	Relevant Cash Flow	Future Value Factor	Adjustment	Investment Yield	Present Value Factor	Total Future Value	Days of Period
12/01/16	(16,623,727.85)	1.27940453%				(21,268,472.73)	3239
12/22/16	2,100,000.00	1.27736232%				2,682,460.87	3218
12/31/16	1,107.86	1.27658519%				1,414.28	3210
01/23/17	150,000.00	1.27435358%				191,153.04	3187
01/31/17	1,305.81	1.27367517%				1,663.18	3180
02/09/17	(2,250,000.00)	1.27280346%				(2,863,807.78)	3171
02/28/17	1,225.06	1.27096514%				1,557.01	3152
03/17/17	1,450,000.00	1.26912947%				1,840,237.73	3133
03/22/17	400,000.00	1.26864684%				507,458.74	3128
03/30/17	500,000.00	1.26787501%				633,937.51	3120
03/31/17	1,510.16	1.26787501%				1,914.69	3120
04/28/17	1,673.59	1.26517732%				2,117.39	3092
05/01/17	850,000.00	1.26488862%				1,075,155.33	3089
05/18/17	3,378,129.13	1.26325391%				4,267,434.84	3072
05/31/17	1,876.38	1.26210127%				2,368.18	3060
06/02/17	700,000.00	1.26190927%				883,336.49	3058
06/28/17	730,000.00	1.25941586%				919,373.58	3032
06/30/17	2,074.68	1.25922427%				2,612.49	3030
07/31/17	2,363.60	1.25635382%				2,969.52	3000
08/31/17	2,432.63	1.25348992%				3,049.28	2970
09/29/17	2,394.43	1.25072768%				2,994.78	2941
10/29/17	2,516.81	1.24787661%				3,140.67	2911
11/29/17	3,625,216.92	1.24503203%				4,513,511.17	2881
11/30/17	(1,670.00)	1.24493732%	Computation Date Credit			(2,079.05)	2880
11/30/17	2,488.16	1.24493732%				3,097.60	2880
12/29/17	2,874.67	1.24219393%				3,570.90	2851
01/31/18	3,177.06	1.23926803%				3,937.23	2820
02/28/18	2,972.08	1.23663121%				3,675.37	2792
03/29/18	3,714.95	1.23371841%				4,583.20	2761
04/30/18	3,967.68	1.23081247%				4,883.47	2730
05/29/18	574,021.62	1.22810021%				704,956.07	2701
05/31/18	4,217.52	1.22800679%				5,179.15	2700
06/29/18	4,313.74	1.22530071%				5,285.63	2671
07/31/18	4,657.91	1.22241460%				5,693.89	2640
08/31/18	4,741.55	1.21962806%				5,782.93	2610
09/28/18	4,775.15	1.21703303%				5,811.51	2582

Arbitrage Rebate Calculation

Period Ending	Relevant Cash Flow	Future Value Factor	Adjustment	Investment Yield	Present Value Factor	Total Future Value	Days of Period
10/31/18	5,310.33	1.21407403%				6,447.13	2550
11/27/18	(2,012,745.81)	1.21158298%				(2,438,608.56)	2523
11/29/18	(5,471,279.26)	1.21139866%				(6,627,900.34)	2521
11/30/18	(1,700.00)	1.21130651%	Computation Date Credit			(2,059.22)	2520
11/30/18	5,293.13	1.21130651%				6,411.61	2520
12/31/18	5,686.18	1.20854529%				6,872.00	2490
01/31/19	5,951.22	1.20579037%				7,175.93	2460
02/28/19	5,404.24	1.20322478%				6,502.51	2432
03/29/19	2,096,764.00	1.20039066%				2,516,935.93	2401
03/31/19	6,042.26	1.20029935%				7,252.52	2400
04/30/19	5,903.13	1.19756323%				7,069.37	2370
05/01/19	300,000.00	1.19747213%				359,241.64	2369
05/07/19	400,000.00	1.19692570%				478,770.28	2363
05/23/19	75,000.00	1.19546976%				89,660.23	2347
05/29/19	533,020.08	1.19492424%				636,918.61	2341
05/31/19	6,001.91	1.19483334%				7,171.29	2340
06/12/19	380,000.00	1.19374313%				453,622.39	2328
06/28/19	5,797.33	1.19229106%				6,912.11	2312
07/23/19	100,000.00	1.19002574%				119,002.57	2287
07/31/19	6,018.42	1.18939222%				7,158.26	2280
08/29/19	520,000.00	1.18677123%				617,121.04	2251
08/30/19	5,484.63	1.18668096%				6,508.50	2250
09/27/19	60,000.00	1.18424611%				71,054.77	2223
09/30/19	5,298.04	1.18397588%				6,272.76	2220
10/23/19	39,672.00	1.18190616%				46,888.58	2197
10/31/19	4,845.52	1.18127696%				5,723.90	2190
11/06/19	30,000.00	1.18073792%				35,422.14	2184
11/07/19	15,795.00	1.18064810%				18,648.34	2183
11/29/19	3,545,976.34	1.17867386%				4,179,549.62	2161
11/30/19	(1,730.00)	1.17858420%	Computation Date Credit			(2,038.95)	2160
12/23/19	534,912.55	1.17652391%				629,337.40	2137
12/31/19	4,125.63	1.17589758%				4,851.32	2130
01/22/20	319,302.49	1.17393128%				374,839.18	2108
01/31/20	4,054.52	1.17321708%				4,756.83	2100
02/20/20	81,785.00	1.17143347%				95,805.69	2080
02/28/20	3,793.98	1.17072079%				4,441.70	2072
03/17/20	35,154.00	1.16902991%				41,096.08	2053
03/20/20	238,838.46	1.16876315%				279,145.59	2050
03/31/20	2,561.33	1.16787439%				2,991.32	2040
04/30/20	1,125.37	1.16521218%				1,311.29	2010
05/29/20	197,881.89	1.16264448%				230,066.29	1981
06/30/20	472.66	1.15990595%				548.24	1950

Arbitrage Rebate Calculation

Period Ending	Relevant Cash Flow	Future Value Factor	Adjustment	Investment Yield	Present Value Factor	Total Future Value	Days of Period
07/31/20	469.69	1.15726191%				543.55	1920
08/31/20	399.11	1.15462389%				460.82	1890
09/30/20	321.93	1.15199188%				370.86	1860
10/30/20	301.27	1.14936587%				346.27	1830
11/30/20	(1,760.00)	1.14674585%	Computation Date Credit			(2,018.27)	1800
11/30/20	1,110,728.14	1.14674585%				1,273,722.89	1800
12/31/20	119.40	1.14413181%				136.61	1770
01/29/21	104.10	1.14161056%				118.84	1741
02/28/21	51.09	1.13909487%				58.19	1712
03/31/21	24.56	1.13632536%				27.91	1680
04/30/21	17.19	1.13373507%				19.49	1650
05/28/21	13.68	1.13132279%				15.47	1622
06/30/21	16.31	1.12857218%				18.41	1590
07/30/21	24.81	1.12599956%				27.94	1560
08/31/21	29.14	1.12343281%				32.74	1530
09/30/21	35.40	1.12087190%				39.68	1500
10/29/21	46.51	1.11840191%				52.02	1471
11/29/21	48.46	1.11585247%				54.08	1441
11/30/21	(1,780.00)	1.11576759%	Computation Date Credit			(1,986.07)	1440
11/30/21	1,546,469.67	1.11576759%				1,725,500.74	1440
11/30/22	(1,830.00)	1.08562618%	Computation Date Credit			(1,986.70)	1080
12/31/22	(1,509,244.33)	1.08315146%				(1,634,740.19)	1050
11/30/23	(1,960.00)	1.05629901%	Computation Date Credit			(2,070.35)	720
11/30/23	1,268,631.79	1.05629901%				1,340,054.50	720
11/30/24	(2,070.00)	1.02776408%	Computation Date Credit			(2,127.47)	360
11/30/24	44,075.17	1.02776408%				45,298.88	360
11/30/25	(2,120.00)	1.00000000%	Computation Date Credit			(2,120.00)	0
11/30/25	297,014.12	1.00000000%				297,014.12	0
	498,345.07				**Liability**	(492,279.06)	

Listing of Investments by Fund

Capital Projects Fund

General Ledger
New Data Provided 1100.02 (12/1/16 - 11/30/21)

ACS utilized the new project fund data provided in January of 2026 to complete this report. ACS does not opine to the accuracy or suitability of the information provided to complete this report. Expenditures, deposits and interest earnings were to be specifically related to the Series 2016 bond issue and were required to be on a cash basis and not accrual per the Tax Code.

ACS excluded the $10,225,000 deposit made on 7/16/19 into the project account since the balance would be $15,694,980.61 that would exceed the original $13,769,590.86 of sale proceeds deposited on 12/1/16. Please notify ACS the source of the deposit "Transfer 7/16/19 Funds Transfer CY 2018 TIRZ revenue $10,225,000."

ACS requested but did not receive the investment records for the period 11/30/21 to 12/31/22.

Costs of Issuance

Spent at closing

Current Refunding Escrow

$18,755,233.15 Held uninvested until spent

Debt Service - Subject Portion

General Ledger
Bona Fide (11/30/16 - 11/30/25)

It has been determined that the Fund has been used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year; as described under Section 1.148-1(b) of the Regulations.

Reserve Fund

Investments (11/30/16 - 11/30/21)
Investments Not Provided (11/30/21 - 12/31/22)
Investments (12/31/22 - 12/31/23)
Investments (12/31/23 - 12/31/24)
Investments (12/31/24 - 5/31/25)

Reserve Fund deposit for Tax-Exempt Loan Agreement Series 2016 totaling $2,854,136.99 is commingled with Debt Service Fund. All interest earned with the commingled funds was split between the Reserve Fund and Debt Service Fund on a weighted-average basis.

On 5/29/20, 11/30/20, 11/30/23, and 11/30/24 the Reserve funds were utilized to pay debt service payments. Notify ACS if the Reserve requirement was partially or fully lifted for this debt issue.

ACS requested but did not receive the investment records for the period 11/30/21 to 12/31/22.

Transferred Proceeds

Tax-Exempt Advancing Term Loan
No transferred proceeds

Proof of Investment Yield

Investment Yield 1.56198580%

Period Ending	Investments	Value Factor	Value	Proceeds	Value Factor	Value
12/01/16	(16,623,727.85)	1.15026159%	(19,121,635.68)		1.15026159%	
12/22/16		1.14921807%		2,100,000.00	1.14921807%	2,413,357.94
12/31/16	(5,065.47)	1.14882078%	(5,819.32)	6,173.33	1.14882078%	7,092.05
01/23/17		1.14767936%		150,000.00	1.14767936%	172,151.90
01/31/17	(5,387.06)	1.14733219%	(6,180.75)	6,692.87	1.14733219%	7,678.95
02/09/17	(2,250,000.00)	1.14688599%	(2,580,493.47)		1.14688599%	
02/28/17	(5,909.66)	1.14594458%	(6,772.14)	7,134.72	1.14594458%	8,175.99
03/17/17		1.14500394%		1,450,000.00	1.14500394%	1,660,255.71
03/22/17		1.14475653%		400,000.00	1.14475653%	457,902.61
03/30/17		1.14436079%		500,000.00	1.14436079%	572,180.39
03/31/17	(6,791.98)	1.14436079%	(7,772.48)	8,302.14	1.14436079%	9,500.64
04/28/17	(6,697.56)	1.14297677%	(7,655.16)	8,371.15	1.14297677%	9,568.03
05/01/17		1.14282858%		850,000.00	1.14282858%	971,404.29
05/18/17		1.14198921%		3,378,129.13	1.14198921%	3,857,787.00
05/31/17	(5,906.50)	1.14139708%	(6,741.66)	7,782.88	1.14139708%	8,883.35
06/02/17		1.14129842%		700,000.00	1.14129842%	798,908.89
06/28/17		1.14001664%		730,000.00	1.14001664%	832,212.15
06/30/17	(4,688.93)	1.13991810%	(5,345.00)	6,763.61	1.13991810%	7,709.97
07/31/17	(4,786.68)	1.13844105%	(5,449.35)	7,150.28	1.13844105%	8,140.18
08/31/17	(4,926.43)	1.13696590%	(5,601.18)	7,359.06	1.13696590%	8,367.00
09/29/17	(4,849.05)	1.13554175%	(5,506.30)	7,243.48	1.13554175%	8,225.28
10/29/17	(5,096.99)	1.13407036%	(5,780.35)	7,613.80	1.13407036%	8,634.58
11/29/17		1.13260088%		3,625,216.92	1.13260088%	4,105,923.87
11/30/17	(4,815.00)	1.13255193%	(5,453.24)	7,303.16	1.13255193%	8,271.20
12/29/17	(2,199.28)	1.13113330%	(2,487.68)	5,073.95	1.13113330%	5,739.31
01/31/18	(2,430.64)	1.12961880%	(2,745.70)	5,607.70	1.12961880%	6,334.56
02/28/18	(2,273.81)	1.12825261%	(2,565.43)	5,245.89	1.12825261%	5,918.69
03/29/18	(2,842.21)	1.12674197%	(3,202.44)	6,557.16	1.12674197%	7,388.22
04/30/18	(3,035.49)	1.12523335%	(3,415.63)	7,003.17	1.12523335%	7,880.20
05/29/18		1.12382389%		574,021.62	1.12382389%	645,099.21
05/31/18	(3,143.67)	1.12377532%	(3,532.78)	7,361.19	1.12377532%	8,272.33
06/29/18	(2,445.72)	1.12236769%	(2,745.00)	6,759.46	1.12236769%	7,586.60
07/31/18	(2,640.83)	1.12086493%	(2,960.01)	7,298.74	1.12086493%	8,180.90
08/31/18	(2,688.30)	1.11941256%	(3,009.32)	7,429.85	1.11941256%	8,317.07
09/28/18	(2,707.29)	1.11805871%	(3,026.91)	7,482.44	1.11805871%	8,365.80
10/31/18	(3,010.79)	1.11651346%	(3,361.59)	8,321.12	1.11651346%	9,290.64
11/27/18	(2,798,140.80)	1.11521132%	(3,120,518.29)	785,394.99	1.11521132%	875,881.38
11/29/18	(5,471,279.26)	1.11511492%	(6,101,105.16)		1.11511492%	
11/30/18	(4,159.65)	1.11506673%	(4,638.29)	9,452.78	1.11506673%	10,540.49
12/31/18	(17,764.41)	1.11362187%	(19,782.84)	23,450.59	1.11362187%	26,115.09

Proof of Investment Yield

Period Ending	Investments	Value Factor	Value	Proceeds	Value Factor	Value
01/31/19	(18,592.60)	1.11217889%	(20,678.30)	24,543.82	1.11217889%	27,297.12
02/28/19	(16,883.54)	1.11083379%	(18,754.81)	22,287.78	1.11083379%	24,758.02
03/29/19	(18,445.49)	1.10934647%	(20,462.44)	2,115,209.49	1.10934647%	2,346,500.19
03/31/19		1.10929853%		6,042.26	1.10929853%	6,702.67
04/30/19	(14,245.89)	1.10786114%	(15,782.47)	20,149.02	1.10786114%	22,322.31
05/01/19		1.10781326%		300,000.00	1.10781326%	332,343.98
05/07/19		1.10752602%		400,000.00	1.10752602%	443,010.41
05/23/19		1.10676041%		75,000.00	1.10676041%	83,007.03
05/29/19		1.10647345%		533,020.08	1.10647345%	589,772.56
05/31/19	(13,127.21)	1.10642562%	(14,524.28)	19,129.12	1.10642562%	21,164.95
06/12/19		1.10585194%		380,000.00	1.10585194%	420,223.74
06/28/19	(10,958.30)	1.10508748%	(12,109.88)	16,755.63	1.10508748%	18,516.44
07/16/19	(10,225,000.00)	1.10422811%	(11,290,732.39)	10,225,000.00	1.10422811%	11,290,732.39
07/23/19		1.10389408%		100,000.00	1.10389408%	110,389.41
07/28/19	(11,933.69)	1.10365556%	(13,170.68)	11,933.69	1.10365556%	13,170.68
07/31/19		1.10356016%		6,018.42	1.10356016%	6,641.69
08/29/19		1.10217785%		520,000.00	1.10217785%	573,132.48
08/30/19	(9,782.60)	1.10213022%	(10,781.70)	15,267.22	1.10213022%	16,826.47
09/27/19		1.10084485%		60,000.00	1.10084485%	66,050.69
09/30/19	(8,649.30)	1.10070212%	(9,520.30)	13,947.35	1.10070212%	15,351.87
10/23/19		1.09960850%		39,672.00	1.09960850%	43,623.67
10/31/19	(7,807.74)	1.09927588%	(8,582.86)	12,653.26	1.09927588%	13,909.43
11/06/19		1.09899085%		30,000.00	1.09899085%	32,969.73
11/07/19		1.09894335%		15,795.00	1.09894335%	17,357.81
11/29/19	(6,332.89)	1.09789893%	(6,952.87)	3,552,309.23	1.09789893%	3,900,076.51
12/23/19		1.09676070%		534,912.55	1.09676070%	586,671.06
12/29/19	(1,487.82)	1.09647632%	(1,631.36)	1,487.82	1.09647632%	1,631.36
12/31/19		1.09642893%		4,125.63	1.09642893%	4,523.46
01/22/20		1.09538690%		319,302.49	1.09538690%	349,759.77
01/31/20	(779.98)	1.09500823%	(854.09)	4,834.50	1.09500823%	5,293.82
02/20/20		1.09406211%		81,785.00	1.09406211%	89,477.87
02/28/20	(415.76)	1.09368389%	(454.71)	4,209.75	1.09368389%	4,604.13
03/17/20		1.09278615%		35,154.00	1.09278615%	38,415.80
03/20/20		1.09264447%		238,838.46	1.09264447%	260,965.52
03/31/20	(143.75)	1.09217233%	(157.00)	2,705.09	1.09217233%	2,954.42
04/30/20		1.09075714%		1,125.37	1.09075714%	1,227.50
05/29/20		1.08939087%		197,881.89	1.08939087%	215,570.72
06/30/20		1.08793226%		472.66	1.08793226%	514.22
07/31/20		1.08652256%		469.69	1.08652256%	510.32
08/31/20		1.08511469%		399.11	1.08511469%	433.08
09/30/20		1.08370865%		321.93	1.08370865%	348.87
10/30/20		1.08230442%		301.27	1.08230442%	326.07

Proof of Investment Yield

Period Ending	Investments	Value Factor	Value	Proceeds	Value Factor	Value
11/30/20		1.08090202%		1,110,728.14	1.08090202%	1,200,588.29
12/31/20		1.07950143%		119.40	1.07950143%	128.89
01/29/21		1.07814925%		104.10	1.07814925%	112.23
02/28/21		1.07679877%		51.09	1.07679877%	55.01
03/31/21		1.07531055%		24.56	1.07531055%	26.41
04/30/21		1.07391720%		17.19	1.07391720%	18.46
05/28/21		1.07261838%		13.68	1.07261838%	14.67
06/30/21		1.07113593%		16.31	1.07113593%	17.47
07/30/21		1.06974800%		24.81	1.06974800%	26.54
08/31/21		1.06836187%		29.14	1.06836187%	31.13
09/30/21		1.06697753%		35.40	1.06697753%	37.77
10/29/21		1.06564104%		46.51	1.06564104%	49.56
11/29/21		1.06426023%		48.46	1.06426023%	51.58
11/30/21		1.06421423%		1,546,469.67	1.06421423%	1,645,775.03
12/31/22	(1,509,244.33)	1.04642641%	(1,579,313.12)		1.04642641%	
01/31/23	(5,440.41)	1.04507049%	(5,685.61)	5,440.41	1.04507049%	5,685.61
02/28/23	(5,227.74)	1.04380656%	(5,456.75)	5,227.74	1.04380656%	5,456.75
03/31/23	(5,952.01)	1.04236393%	(6,204.16)	5,952.01	1.04236393%	6,204.16
04/30/23	(6,017.87)	1.04101328%	(6,264.68)	6,017.87	1.04101328%	6,264.68
05/31/23	(6,509.82)	1.03966438%	(6,768.03)	6,509.82	1.03966438%	6,768.03
06/30/23	(6,391.59)	1.03831722%	(6,636.50)	6,391.59	1.03831722%	6,636.50
07/31/23	(6,722.41)	1.03697182%	(6,970.95)	6,722.41	1.03697182%	6,970.95
08/31/23	(6,990.14)	1.03562815%	(7,239.19)	6,990.14	1.03562815%	7,239.19
09/30/23	(6,816.98)	1.03428623%	(7,050.71)	6,816.98	1.03428623%	7,050.71
10/31/23	(7,124.28)	1.03294604%	(7,359.00)	7,124.28	1.03294604%	7,359.00
11/30/23	(6,756.25)	1.03160760%	(6,969.80)	1,275,388.04	1.03160760%	1,315,699.99
12/31/23	(313,394.65)	1.03027088%	(322,881.38)	313,394.65	1.03027088%	322,881.38
01/31/24	(1,416.38)	1.02893590%	(1,457.36)	1,416.38	1.02893590%	1,457.36
02/29/24	(1,325.98)	1.02764706%	(1,362.64)	1,325.98	1.02764706%	1,362.64
03/31/24	(1,420.91)	1.02627112%	(1,458.24)	1,420.91	1.02627112%	1,458.24
04/30/24	(1,380.91)	1.02494132%	(1,415.35)	1,380.91	1.02494132%	1,415.35
05/31/24	(2,090.86)	1.02361325%	(2,140.23)	2,090.86	1.02361325%	2,140.23
06/30/24	(1,397.16)	1.02228689%	(1,428.30)	1,397.16	1.02228689%	1,428.30
07/31/24	(1,449.70)	1.02096226%	(1,480.09)	1,449.70	1.02096226%	1,480.09
08/31/24	(1,450.89)	1.01963934%	(1,479.38)	1,450.89	1.01963934%	1,479.38
09/30/24	(1,374.72)	1.01831813%	(1,399.91)	1,374.72	1.01831813%	1,399.91
10/31/24	(1,357.33)	1.01699864%	(1,380.40)	1,357.33	1.01699864%	1,380.40
11/30/24	(1,303.59)	1.01568085%	(1,324.03)	45,378.76	1.01568085%	46,090.34
12/31/24	(286,740.94)	1.01436478%	(290,859.91)	286,740.94	1.01436478%	290,859.91
01/31/25	(1,064.22)	1.01305041%	(1,078.11)	1,064.22	1.01305041%	1,078.11
02/28/25	(956.83)	1.01182520%	(968.14)	956.83	1.01182520%	968.14
03/31/25	(1,057.75)	1.01042677%	(1,068.78)	1,057.75	1.01042677%	1,068.78

Proof of Investment Yield

Period Ending	Investments	Value Factor	Value	Proceeds	Value Factor	Value
04/30/25	(1,027.66)	1.00911750%	(1,037.03)	1,027.66	1.00911750%	1,037.03
05/31/25	(1,370.96)	1.00780993%	(1,381.66)	1,370.96	1.00780993%	1,381.66
06/30/25	(1,033.78)	1.00650405%	(1,040.51)	1,033.78	1.00650405%	1,040.51
07/31/25	(1,068.71)	1.00519987%	(1,074.27)	1,068.71	1.00519987%	1,074.27
08/31/25	(1,070.93)	1.00389737%	(1,075.10)	1,070.93	1.00389737%	1,075.10
09/30/25	(1,027.32)	1.00259656%	(1,029.99)	1,027.32	1.00259656%	1,029.99
10/31/25	(1,037.66)	1.00129744%	(1,039.01)	1,037.66	1.00129744%	1,039.01
11/30/25	(992.02)	1.00000000%	(992.02)	298,006.14	1.00000000%	298,006.14
	(39,831,003.58)		(44,794,223.61)	40,345,968.65		44,794,223.61

Investment Detail - Capital Projects Fund - General Ledger

New Data Provided 1100.02 (12/1/16 - 11/30/21)

Net 255,849.97 **Yield 1.43290829%**

Date	100% $	Type	Alloc. %	Alloc. $
12/01/16	(13,769,590.86)	Principal	100.00000%	(13,769,590.86)
12/22/16	2,100,000.00	Maturity	100.00000%	2,100,000.00
12/31/16	(5,065.47)	Principal	100.00000%	(5,065.47)
12/31/16	5,065.47	Interest	100.00000%	5,065.47
01/23/17	150,000.00	Maturity	100.00000%	150,000.00
01/31/17	(5,387.06)	Principal	100.00000%	(5,387.06)
01/31/17	5,387.06	Interest	100.00000%	5,387.06
02/09/17	(2,100,000.00)	Maturity	100.00000%	(2,100,000.00)
02/09/17	(150,000.00)	Maturity	100.00000%	(150,000.00)
02/28/17	(5,909.66)	Principal	100.00000%	(5,909.66)
02/28/17	5,909.66	Interest	100.00000%	5,909.66
03/17/17	1,450,000.00	Maturity	100.00000%	1,450,000.00
03/22/17	400,000.00	Maturity	100.00000%	400,000.00
03/30/17	500,000.00	Maturity	100.00000%	500,000.00
03/31/17	(6,791.98)	Principal	100.00000%	(6,791.98)
03/31/17	6,791.98	Interest	100.00000%	6,791.98
04/28/17	(6,697.56)	Principal	100.00000%	(6,697.56)
04/28/17	6,697.56	Interest	100.00000%	6,697.56
05/01/17	850,000.00	Maturity	100.00000%	850,000.00
05/18/17	2,566,503.87	Maturity	100.00000%	2,566,503.87
05/18/17	200,000.00	Maturity	100.00000%	200,000.00
05/18/17	174,159.42	Maturity	100.00000%	174,159.42
05/18/17	437,465.84	Maturity	100.00000%	437,465.84
05/31/17	(5,906.50)	Principal	100.00000%	(5,906.50)
05/31/17	5,906.50	Interest	100.00000%	5,906.50
06/02/17	700,000.00	Maturity	100.00000%	700,000.00
06/28/17	730,000.00	Maturity	100.00000%	730,000.00
06/30/17	(4,688.93)	Principal	100.00000%	(4,688.93)
06/30/17	4,688.93	Interest	100.00000%	4,688.93
07/31/17	(4,786.68)	Principal	100.00000%	(4,786.68)
07/31/17	4,786.68	Interest	100.00000%	4,786.68
08/31/17	(4,926.43)	Principal	100.00000%	(4,926.43)
08/31/17	4,926.43	Interest	100.00000%	4,926.43

New Data Provided 1100.02 (12/1/16 - 11/30/21)

Date	100% $	Type	Alloc. %	Alloc. $
09/29/17	(4,849.05)	Principal	100.00000%	(4,849.05)
09/29/17	4,849.05	Interest	100.00000%	4,849.05
10/29/17	(5,096.99)	Principal	100.00000%	(5,096.99)
10/29/17	5,096.99	Interest	100.00000%	5,096.99
11/29/17	797,263.62	Maturity	100.00000%	797,263.62
11/29/17	2,827,953.30	Maturity	100.00000%	2,827,953.30
11/30/17	(4,815.00)	Principal	100.00000%	(4,815.00)
11/30/17	4,815.00	Interest	100.00000%	4,815.00
12/29/17	(2,199.28)	Principal	100.00000%	(2,199.28)
12/29/17	2,199.28	Interest	100.00000%	2,199.28
01/31/18	(2,430.64)	Principal	100.00000%	(2,430.64)
01/31/18	2,430.64	Interest	100.00000%	2,430.64
02/28/18	(2,273.81)	Principal	100.00000%	(2,273.81)
02/28/18	2,273.81	Interest	100.00000%	2,273.81
03/29/18	(2,842.21)	Principal	100.00000%	(2,842.21)
03/29/18	2,842.21	Interest	100.00000%	2,842.21
04/30/18	(3,035.49)	Principal	100.00000%	(3,035.49)
04/30/18	3,035.49	Interest	100.00000%	3,035.49
05/29/18	410,569.78	Maturity	100.00000%	410,569.78
05/29/18	163,451.84	Maturity	100.00000%	163,451.84
05/31/18	(3,143.67)	Principal	100.00000%	(3,143.67)
05/31/18	3,143.67	Interest	100.00000%	3,143.67
06/29/18	(2,445.72)	Principal	100.00000%	(2,445.72)
06/29/18	2,445.72	Interest	100.00000%	2,445.72
07/31/18	(2,640.83)	Principal	100.00000%	(2,640.83)
07/31/18	2,640.83	Interest	100.00000%	2,640.83
08/31/18	(2,688.30)	Principal	100.00000%	(2,688.30)
08/31/18	2,688.30	Interest	100.00000%	2,688.30
09/28/18	(2,707.29)	Principal	100.00000%	(2,707.29)
09/28/18	2,707.29	Interest	100.00000%	2,707.29
10/31/18	(3,010.79)	Principal	100.00000%	(3,010.79)
10/31/18	3,010.79	Interest	100.00000%	3,010.79
11/27/18	785,394.99	Maturity	100.00000%	785,394.99

New Data Provided 1100.02 (12/1/16 - 11/30/21)

Date	100% $	Type	Alloc. %	Alloc. $
11/27/18	(2,798,140.80)	Maturity	100.00000%	(2,798,140.80)
11/29/18	(3,285,922.37)	Principal	100.00000%	(3,285,922.37)
11/29/18	(2,185,356.89)	Principal	100.00000%	(2,185,356.89)
11/30/18	(4,159.65)	Principal	100.00000%	(4,159.65)
11/30/18	4,159.65	Interest	100.00000%	4,159.65
12/31/18	(17,764.41)	Principal	100.00000%	(17,764.41)
12/31/18	17,764.41	Interest	100.00000%	17,764.41
01/31/19	(18,592.60)	Principal	100.00000%	(18,592.60)
01/31/19	18,592.60	Interest	100.00000%	18,592.60
02/28/19	(16,883.54)	Principal	100.00000%	(16,883.54)
02/28/19	16,883.54	Interest	100.00000%	16,883.54
03/29/19	(18,445.49)	Principal	100.00000%	(18,445.49)
03/29/19	18,445.49	Interest	100.00000%	18,445.49
03/29/19	1,753,191.00	Maturity	100.00000%	1,753,191.00
03/29/19	343,573.00	Maturity	100.00000%	343,573.00
04/30/19	(14,245.89)	Principal	100.00000%	(14,245.89)
04/30/19	14,245.89	Interest	100.00000%	14,245.89
05/01/19	300,000.00	Maturity	100.00000%	300,000.00
05/07/19	100,000.00	Maturity	100.00000%	100,000.00
05/07/19	300,000.00	Maturity	100.00000%	300,000.00
05/23/19	75,000.00	Maturity	100.00000%	75,000.00
05/29/19	381,243.39	Maturity	100.00000%	381,243.39
05/29/19	151,776.69	Maturity	100.00000%	151,776.69
05/31/19	(13,127.21)	Principal	100.00000%	(13,127.21)
05/31/19	13,127.21	Interest	100.00000%	13,127.21
06/12/19	380,000.00	Maturity	100.00000%	380,000.00
06/28/19	(10,958.30)	Principal	100.00000%	(10,958.30)
06/28/19	10,958.30	Interest	100.00000%	10,958.30
07/16/19	(10,225,000.00)	Principal	100.00000%	(10,225,000.00)
	ACS excluded 10,225,000 deposit since balance would exceeed Sale P			
07/16/19	10,225,000.00	Maturity	100.00000%	10,225,000.00
	ACS excluded 10,225,000 deposit since balance would exceeed Sale Proceeds			
07/23/19	100,000.00	Maturity	100.00000%	100,000.00

Investment Detail - Capital Projects Fund - General Ledger

New Data Provided 1100.02 (12/1/16 - 11/30/21)

Date	100% $	Type	Alloc. %	Alloc. $
07/28/19	(11,933.69)	Principal	100.00000%	(11,933.69)
07/28/19	11,933.69	Interest	100.00000%	11,933.69
08/29/19	520,000.00	Maturity	100.00000%	520,000.00
08/30/19	(9,782.60)	Principal	100.00000%	(9,782.60)
08/30/19	9,782.60	Interest	100.00000%	9,782.60
09/27/19	60,000.00	Maturity	100.00000%	60,000.00
09/30/19	(8,649.30)	Principal	100.00000%	(8,649.30)
09/30/19	8,649.30	Interest	100.00000%	8,649.30
10/23/19	39,672.00	Maturity	100.00000%	39,672.00
10/31/19	(7,807.74)	Principal	100.00000%	(7,807.74)
10/31/19	7,807.74	Interest	100.00000%	7,807.74
11/06/19	30,000.00	Maturity	100.00000%	30,000.00
11/07/19	15,795.00	Maturity	100.00000%	15,795.00
11/29/19	(6,332.89)	Principal	100.00000%	(6,332.89)
11/29/19	6,332.89	Interest	100.00000%	6,332.89
11/29/19	773,526.32	Maturity	100.00000%	773,526.32
11/29/19	2,768,328.33	Maturity	100.00000%	2,768,328.33
12/23/19	534,912.55	Maturity	100.00000%	534,912.55
12/29/19	(1,487.82)	Principal	100.00000%	(1,487.82)
12/29/19	1,487.82	Interest	100.00000%	1,487.82
01/22/20	319,302.49	Maturity	100.00000%	319,302.49
01/31/20	(779.98)	Principal	100.00000%	(779.98)
01/31/20	779.98	Interest	100.00000%	779.98
02/20/20	81,785.00	Maturity	100.00000%	81,785.00
02/28/20	(415.76)	Principal	100.00000%	(415.76)
02/28/20	415.76	Interest	100.00000%	415.76
03/17/20	35,154.00	Maturity	100.00000%	35,154.00
03/20/20	238,838.46	Maturity	100.00000%	238,838.46
03/31/20	(143.75)	Principal	100.00000%	(143.75)
03/31/20	143.75	Interest	100.00000%	143.75

Investment Detail - Reserve Fund

Investments (11/30/16 - 11/30/21)

Net 158,638.36 **Yield 1.24133982%**

Date	100% $	Type	Alloc. %	Alloc. $
12/01/16	(2,854,136.99)	Principal	100.00000%	(2,854,136.99)
12/31/16	1,107.86	Interest	100.00000%	1,107.86
01/31/17	1,305.81	Interest	100.00000%	1,305.81
02/28/17	1,225.06	Interest	100.00000%	1,225.06
03/31/17	1,510.16	Interest	100.00000%	1,510.16
04/28/17	1,673.59	Interest	100.00000%	1,673.59
05/31/17	1,876.38	Interest	100.00000%	1,876.38
06/30/17	2,074.68	Interest	100.00000%	2,074.68
07/31/17	2,363.60	Interest	100.00000%	2,363.60
08/31/17	2,432.63	Interest	100.00000%	2,432.63
09/29/17	2,394.43	Interest	100.00000%	2,394.43
10/29/17	2,516.81	Interest	100.00000%	2,516.81
11/30/17	2,488.16	Interest	100.00000%	2,488.16
12/29/17	2,874.67	Interest	100.00000%	2,874.67
01/31/18	3,177.06	Interest	100.00000%	3,177.06
02/28/18	2,972.08	Interest	100.00000%	2,972.08
03/29/18	3,714.95	Interest	100.00000%	3,714.95
04/30/18	3,967.68	Interest	100.00000%	3,967.68
05/31/18	4,217.52	Interest	100.00000%	4,217.52
06/29/18	4,313.74	Interest	100.00000%	4,313.74
07/31/18	4,657.91	Interest	100.00000%	4,657.91
08/31/18	4,741.55	Interest	100.00000%	4,741.55
09/28/18	4,775.15	Interest	100.00000%	4,775.15
10/31/18	5,310.33	Interest	100.00000%	5,310.33
11/30/18	5,293.13	Interest	100.00000%	5,293.13
12/31/18	5,686.18	Interest	100.00000%	5,686.18
01/31/19	5,951.22	Interest	100.00000%	5,951.22
02/28/19	5,404.24	Interest	100.00000%	5,404.24
03/31/19	6,042.26	Interest	100.00000%	6,042.26
04/30/19	5,903.13	Interest	100.00000%	5,903.13
05/31/19	6,001.91	Interest	100.00000%	6,001.91
06/28/19	5,797.33	Interest	100.00000%	5,797.33
07/31/19	6,018.42	Interest	100.00000%	6,018.42

Investments (11/30/16 - 11/30/21)

Date	100% $	Type	Alloc. %	Alloc. $
08/30/19	5,484.63	Interest	100.00000%	5,484.63
09/30/19	5,298.04	Interest	100.00000%	5,298.04
10/31/19	4,845.52	Interest	100.00000%	4,845.52
11/29/19	4,121.69	Interest	100.00000%	4,121.69
12/31/19	4,125.63	Interest	100.00000%	4,125.63
01/31/20	4,054.52	Interest	100.00000%	4,054.52
02/28/20	3,793.98	Interest	100.00000%	3,793.98
03/31/20	2,561.33	Interest	100.00000%	2,561.33
04/30/20	1,125.37	Interest	100.00000%	1,125.37
05/29/20	682.19	Interest	100.00000%	682.19
05/29/20	197,199.70	Maturity	100.00000%	197,199.70
	$197,199.70 of Reserve funds spent on Debt Service Payments			
06/30/20	472.66	Interest	100.00000%	472.66
07/31/20	469.69	Interest	100.00000%	469.69
08/31/20	399.11	Interest	100.00000%	399.11
09/30/20	321.93	Interest	100.00000%	321.93
10/30/20	301.27	Interest	100.00000%	301.27
11/30/20	260.52	Interest	100.00000%	260.52
11/30/20	1,110,467.62	Maturity	100.00000%	1,110,467.62
	$1,110,467.62 of Reserve funds spent on Debt Service Payments			
12/31/20	119.40	Interest	100.00000%	119.40
01/29/21	104.10	Interest	100.00000%	104.10
02/28/21	51.09	Interest	100.00000%	51.09
03/31/21	24.56	Interest	100.00000%	24.56
04/30/21	17.19	Interest	100.00000%	17.19
05/28/21	13.68	Interest	100.00000%	13.68
06/30/21	16.31	Interest	100.00000%	16.31
07/30/21	24.81	Interest	100.00000%	24.81
08/31/21	29.14	Interest	100.00000%	29.14
09/30/21	35.40	Interest	100.00000%	35.40
10/29/21	46.51	Interest	100.00000%	46.51
11/29/21	48.46	Interest	100.00000%	48.46
11/30/21	1,546,469.67	Balance End	100.00000%	1,546,469.67

Investments (12/31/22 - 12/31/23)

Net 71,365.81 **Yield 5.01330454%**

Date	100% $	Type	Alloc. %	Alloc. $
12/31/22	(1,509,244.33)	Balance Start	100.00000%	(1,509,244.33)
01/31/23	(5,440.41)	Principal	100.00000%	(5,440.41)
01/31/23	5,440.41	Interest	100.00000%	5,440.41
02/28/23	(5,227.74)	Principal	100.00000%	(5,227.74)
02/28/23	5,227.74	Interest	100.00000%	5,227.74
03/31/23	(5,952.01)	Principal	100.00000%	(5,952.01)
03/31/23	5,952.01	Interest	100.00000%	5,952.01
04/30/23	(6,017.87)	Principal	100.00000%	(6,017.87)
04/30/23	6,017.87	Interest	100.00000%	6,017.87
05/31/23	(6,509.82)	Principal	100.00000%	(6,509.82)
05/31/23	6,509.82	Interest	100.00000%	6,509.82
06/30/23	(6,391.59)	Principal	100.00000%	(6,391.59)
06/30/23	6,391.59	Interest	100.00000%	6,391.59
07/31/23	(6,722.41)	Principal	100.00000%	(6,722.41)
07/31/23	6,722.41	Interest	100.00000%	6,722.41
08/31/23	(6,990.14)	Principal	100.00000%	(6,990.14)
08/31/23	6,990.14	Interest	100.00000%	6,990.14
09/30/23	(6,816.98)	Principal	100.00000%	(6,816.98)
09/30/23	6,816.98	Interest	100.00000%	6,816.98
10/31/23	(7,124.28)	Principal	100.00000%	(7,124.28)
10/31/23	7,124.28	Interest	100.00000%	7,124.28
11/30/23	(6,756.25)	Principal	100.00000%	(6,756.25)
11/30/23	6,756.25	Interest	100.00000%	6,756.25
11/30/23	1,268,631.79	Maturity	100.00000%	1,268,631.79
	$1,267,631.79 of Reserve funds spent on Debt Service Payments			
12/31/23	(1,416.30)	Principal	100.00000%	(1,416.30)
12/31/23	1,416.30	Interest	100.00000%	1,416.30
12/31/23	311,978.35	Balance End	100.00000%	311,978.35

Investment Detail - Reserve Fund

Investments (12/31/23 - 12/31/24)

Net 17,403.09 **Yield 5.56563708%**

Date	100% $	Type	Alloc. %	Alloc. $
12/31/23	(311,978.35)	Balance Start	100.00000%	(311,978.35)
01/31/24	(1,416.38)	Principal	100.00000%	(1,416.38)
01/31/24	1,416.38	Interest	100.00000%	1,416.38
02/29/24	(1,325.98)	Principal	100.00000%	(1,325.98)
02/29/24	1,325.98	Interest	100.00000%	1,325.98
03/31/24	(1,420.91)	Principal	100.00000%	(1,420.91)
03/31/24	1,420.91	Interest	100.00000%	1,420.91
04/30/24	(1,380.91)	Principal	100.00000%	(1,380.91)
04/30/24	1,380.91	Interest	100.00000%	1,380.91
05/31/24	(2,090.86)	Principal	100.00000%	(2,090.86)
05/31/24	2,090.86	Interest	100.00000%	2,090.86
06/30/24	(1,397.16)	Principal	100.00000%	(1,397.16)
06/30/24	1,397.16	Interest	100.00000%	1,397.16
07/31/24	(1,449.70)	Principal	100.00000%	(1,449.70)
07/31/24	1,449.70	Interest	100.00000%	1,449.70
08/31/24	(1,450.89)	Principal	100.00000%	(1,450.89)
08/31/24	1,450.89	Interest	100.00000%	1,450.89
09/30/24	(1,374.72)	Principal	100.00000%	(1,374.72)
09/30/24	1,374.72	Interest	100.00000%	1,374.72
10/31/24	(1,357.33)	Principal	100.00000%	(1,357.33)
10/31/24	1,357.33	Interest	100.00000%	1,357.33
11/30/24	(1,303.59)	Principal	100.00000%	(1,303.59)
11/30/24	1,303.59	Interest	100.00000%	1,303.59
11/30/24	44,075.17	Maturity	100.00000%	44,075.17
	$44,075.17 of Reserve funds spent on Debt Service Payments			
12/31/24	(1,434.67)	Principal	100.00000%	(1,434.67)
12/31/24	1,434.67	Interest	100.00000%	1,434.67
12/31/24	285,306.27	Balance End	100.00000%	285,306.27

Investments (12/31/24 - 5/31/25)

Net 11,707.85 **Yield 4.43572253%**

Date	100% $	Type	Alloc. %	Alloc. $
12/31/24	(285,306.27)	Balance Start	100.00000%	(285,306.27)
01/31/25	(1,064.22)	Principal	100.00000%	(1,064.22)
01/31/25	1,064.22	Interest	100.00000%	1,064.22
02/28/25	(956.83)	Principal	100.00000%	(956.83)
02/28/25	956.83	Interest	100.00000%	956.83
03/31/25	(1,057.75)	Principal	100.00000%	(1,057.75)
03/31/25	1,057.75	Interest	100.00000%	1,057.75
04/30/25	(1,027.66)	Principal	100.00000%	(1,027.66)
04/30/25	1,027.66	Interest	100.00000%	1,027.66
05/31/25	(1,370.96)	Principal	100.00000%	(1,370.96)
05/31/25	1,370.96	Interest	100.00000%	1,370.96
06/30/25	(1,033.78)	Principal	100.00000%	(1,033.78)
06/30/25	1,033.78	Interest	100.00000%	1,033.78
07/31/25	(1,068.71)	Principal	100.00000%	(1,068.71)
07/31/25	1,068.71	Interest	100.00000%	1,068.71
08/31/25	(1,070.93)	Principal	100.00000%	(1,070.93)
08/31/25	1,070.93	Interest	100.00000%	1,070.93
09/30/25	(1,027.32)	Principal	100.00000%	(1,027.32)
09/30/25	1,027.32	Interest	100.00000%	1,027.32
10/31/25	(1,037.66)	Principal	100.00000%	(1,037.66)
10/31/25	1,037.66	Interest	100.00000%	1,037.66
11/30/25	(992.02)	Principal	100.00000%	(992.02)
11/30/25	992.02	Interest	100.00000%	992.02
11/30/25	297,014.12	Balance End	100.00000%	297,014.12

Calculation Credits

Period 11/30/16 to 11/30/25

Date	Transaction Type	Amount
11/30/17	Computation Date	(1,670.00)
11/30/18	Computation Date	(1,700.00)
11/30/19	Computation Date	(1,730.00)
11/30/20	Computation Date	(1,760.00)
11/30/21	Computation Date	(1,780.00)
11/30/22	Computation Date	(1,830.00)
11/30/23	Computation Date	(1,960.00)
11/30/24	Computation Date	(2,070.00)
11/30/25	Computation Date	(2,120.00)

SKLAW
Sanford | Kuhl | Hagan | Kugle | Parker | Kahn LLP

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TO: SKLaw Clients

FROM: SKLaw

DATE: August 1, 2025

RE: Cybersecurity Training and AI Training

Cybersecurity Awareness Training and AI Training

This brief memorandum outlines the mandatory Cybersecurity Training Program and Artificial Intelligence (AI) Training Program requirements for all Board members, ensuring compliance with new state laws. These training initiatives will educate Board members on the best practices for safeguarding information resources.

Effective September 1, 2025, all Board members are required to annually:

1. complete a certified Cybersecurity Training Program;
2. complete a certified AI Training Program; and
3. submit Cybersecurity and AI Training completion forms to the Texas Department of Information Resources.

The statewide Cybersecurity Training Program, AI Training Program, and the completion forms are available at no costs and can be accessed on the Texas Department of Information Resources website at: https://dir.texas.gov/information-security/statewide-cybersecurity-awareness-training.

NOTICE OF MEETING
REINVESTMENT ZONE NUMBER NINETEEN
CITY OF HOUSTON, TEXAS

TO: THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER NINETEEN, CITY OF HOUSTON, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Reinvestment Zone Number Nineteen, City of Houston, Texas, will meet in regular session, open to the public, at **8:00 A.M. on FEBRUARY 18, 2026, at 3120 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77098,** within the boundaries of the Zone**.**

At the meeting the following items will be considered and acted on:

1. **Approve minutes of January 21, 2026, meeting;**
2. **Receive comments or questions from the public;**
3. **Consider confirm, or ratify actions of the Upper Kirby Redevelopment Authority, as may be necessary;**
4. **Consider adjournment.**



Zone Administrator

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**

ATTEND VIA VIDEO: https://us02web.zoom.us/j/85912894064?pwd=qJjlkPJqXDWaT8DQlmD0hHzEa1PjZa.1
ATTEND VIA AUDIO: 1-346-248-7799
MEETING ID: 859 1289 4064 | **PASSCODE:** 561672

MINUTES OF REGULAR MEETING
OF
REINVESTMENT ZONE NUMBER NINETEEN
City of Houston, Texas

January 21, 2026

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Reinvestment Zone Number Nineteen, City of Houston, Texas (the "Zone"), met in regular session, open to the public, on the 21st day of January, 2026, at the regular meeting place, inside the boundaries of the Zone, and the roll was called of the duly constituted members of the Board, to-wit:

Sydney (Buddy) Bailey	Chairman
Emil T. Pena	Vice Chairman
Robert R. Casey	Secretary
Russell H. Jackson	Assistant Secretary
Stanley C. Jones, Jr.	Director
Suzan Deison	Director
Tammi Wallace	Director

and all of the said persons were present, either physically or by telecommunications at the onset of the meeting, except Directors Jones and Wallace. Director Wallace, however, joined the meeting later by telecommunications.

Also attending all or portions of the meeting were Travis Younkin, Sharon Haynie, and Lee Cisneros of the Authority; Melissa Morton of the Morton Accounting Services; Rajesh Tanwani of the Ardurra Group, LLC; Kristen Hennings of Quiddity; Andrew Busker of the City of Houston (the "City"); and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

Vice Chair Pena noted that, pursuant to Section 311.0093 of the Texas Tax Code, a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board then considered approving the minutes of the meeting of the Board held September 17, 2025. Upon motion by Director Casey, seconded by Director Jackson, and after full discussion, the Board voted unanimously to approve the minutes, and to authorize execution by the Secretary, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS AND QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

APPROVE REVISED BUDGET AND SUBMISSION TO THE CITY

Mr. Younkin reviewed recent revisions by the City to the budget for FYE 2026. He noted that the municipal service charge ("MSF") will increase from $2,811,036 to $4,439,407, as reflected in the latest draft, which is posted on the UKRA website. Mr. Busker then reviewed the larger than anticipated MSF and related City needs, and answered questions. The Board discussed the 58% increase in the MSF over last year and expressed concern on future project funding should the charge continue to escalate.

Director Wallace entered the meeting by telecommunication.

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Upon motion by Director Casey, seconded by Jackson, and after full discussion, the Board voted unanimously to approve the revised budget for the fiscal year ending June 30, 2026, as presented.

CONSIDER AND CONFIRM ACTIONS OF THE UPPER KIRBY REDEVELOPMENT AUTHORITY

The next item on the agenda was to consider and confirm actions of the Authority as may be necessary. Vice Chair Pena stated that as the UKRA Board of Directors was unable to meet, the Zone Board would receive UKRA project and financial presentations from the staff without taking action:

Shepherd Drive Improvements

Mr. Cisneros advised that the project continues in close-out with a handful of punchlist items remaining. He stated that State and City inspections are complete, and that retainage has been partially released. He also reviewed project Pay Estimate No. 37 in the amount of $855,021.94, and Change Order No. 9 for replacement of pavers in the amount of $24,964.22. He noted the pay estimate, change order, and recommendations were submitted to the UKRA Construction Contract Administration Committee, and acted on by the UKRA President.

West Alabama Improvements

Mr. Cisneros advised that the 100% project plans remain under review by the City. He noted that final City approval is anticipated within the coming weeks. He then reviewed potential construction timelines, stating that Phase 1 is expected to be advertised for bids in March, with construction lasting 18 to 24 months. He discussed new procedures for addressing utility and terminal pole relocations, which hopefully will provide better time efficiency.

Mr. Cisneros then provided an update on design progress for Phase 2.

Kirby Drive Improvements & Buffalo Speedway Reconstruction

Mr. Cisneros advised that the Kirby Drive south of US-59 and Buffalo Speedway north of US-59 projects are progressing in the pre-engineering phases with Ardurra. He advised that the City is currently reviewing the Stage 1 related-DCRs and has provided comments. He further advised that for both projects, final engineering and design teams are being assembled, stages 2 and 3 of the DCR documents have been completed, and that additional presentations with Public Works will be scheduled in the near future.

UKRA Financial Matters

Mr. Younkin briefly reviewed UKRA bookkeeping matters for the months of October, November, and December.

UKRA Resolution Amending Authorized Representatives

Ms. Haynie then reviewed a Resolution Amending Authorized Representatives for the UKRA TexPool account, noting that it's required because of staff changes at Regions Bank. She advised that, if there is no objection, the Resolution will be executed by the UKRA President and submitted to TexPool. The Board expressed no objection.

CONSIDER ADJOURNMENT

The next item on the agenda was to consider adjournment. There being no further business to come before the Zone, the meeting was adjourned.

_____
Secretary, Board of Directors

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