



December 9, 2016

Glenn Hegar
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, TX 78711-3528

Board of Trustees
Allen Independent School District
Louise Master, President
612 E. Bethany Dr.
Allen, TX 75002

Board of Trustees
Collin College
c/o Dr. J. Robert Collins, Chair
4800 Preston Park Blvd.
Plano, TX 75093

Collin County Commissioners
c/o Keith Self, County Judge
2300 Bloomdale Rd., Suite 4192
McKinney, TX 75071

Dear Mr. Hegar and Honorable Members:

The City of Allen created Tax Increment Reinvestment Zone No. 2 in December 2006. This reinvestment zone is commonly referred to as the Central Business District TIF. It includes properties that are west and east of US 75 Highway in Allen, Texas.

Pursuant to Chapter 311, Section 311.016 of the Tax Code, the City is required to provide an annual report to governmental entities that levy taxes in a reinvestment zone. Although the only participating entity is the City, a report is being sent to Collin County, Collin College, and the Allen ISD. Additionally, state law requires that the report be sent to the State Comptroller.

Enclosed is the annual report. The balance sheet and income statement reflect the increments recognized for FY2016. Valuation changes were effective as of January 1, 2015. The increment is realized after the property taxes are billed and paid. During FY2008 residential development encroached into the North West corner of the TIF west of US 75

Highway. The original intention was not to include residential development in the northwest corner. Ordinance No. 2713-3-08 amended the boundary to exclude the residential development from that area of the TIF. In FY2012, the Wal-Mart development was built partially in the western portion of the TIF. As the intention was to not include this development in the TIF, the City passed Ordinance No. 3077-4-12 amending the boundary to exclude the Wal-Mart development. Adjustments to the base value, FY2007 and FY2012 certified value were made reducing the total values by the value of the parcels excluded from the TIF. Subsequent years exclude the value of these parcels from the certified values. No TIF bonds were issued since this is a pay-as-you-go TIF.

Commercial development within the TIF is progressing; however, the downtown area of the TIF has been slower to develop. The City is attempting to work with developers who may have an interest in making improvements in this area. Most of the new commercial development is non-retail. There have been no expenditures for TIF related public improvements.

Should you have any questions concerning the report or the TIF, please contact me at (214) 509-4626.

Sincerely,

Eric Cannon, CPA, CGFO
Chief Financial Officer
City of Allen, Texas

With copies to:

Chris Hill, Commissioner, Precinct 3, Collin County
Mónika Arris, Budget and Finance Director, Collin County
Dr. Neil Matkin, District President, Collin College
Dr. Jenny Preston, Interim Superintendent, Allen Independent School District
Peter H. Vargas, City Manager, City of Allen



***AN ANNUAL REPORT TO
CITY OF ALLEN
TAX INCREMENT FINANCING BOARD
RELATING TO
REINVESTMENT ZONE NO. 2
(CENTRAL BUSINESS DISTRICT)***

**WITH A COPY TO THE STATE OF TEXAS COMPTROLLER'S OFFICE,
COLLIN COUNTY, ALLEN ISD, AND COLLIN COLLEGE**

For Fiscal Year ending September 30, 2016



**ERIC CANNON, CPA, CGFO
CHIEF FINANCIAL OFFICER
CITY OF ALLEN, TEXAS**

**305 Century Parkway
Allen, Texas 75013**

**Telephone (214) 509-4626
Facsimile (214) 509-4672
E-Mail: ecannon@cityofallen.org**

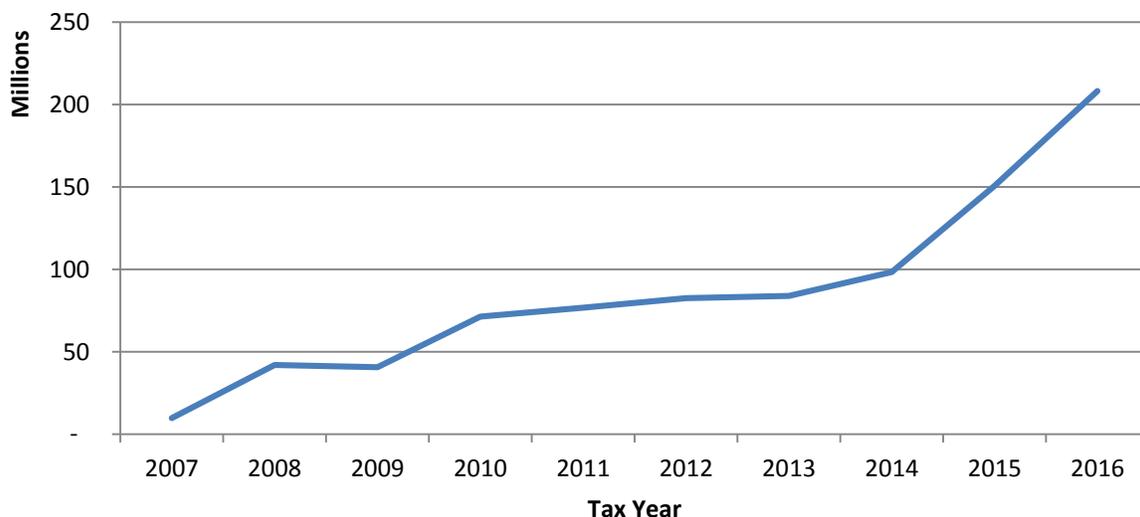
Central Business District TIF

The Central Business District (CBD) TIF Zone was created by the City on December 12, 2006. As of September 30, 2016, new commercial development in the CBD TIF was progressing primarily west of US 75 Highway. The City is currently proceeding with the original plan to locate a developer who will make substantial improvements to the downtown eastern side of the TIF.



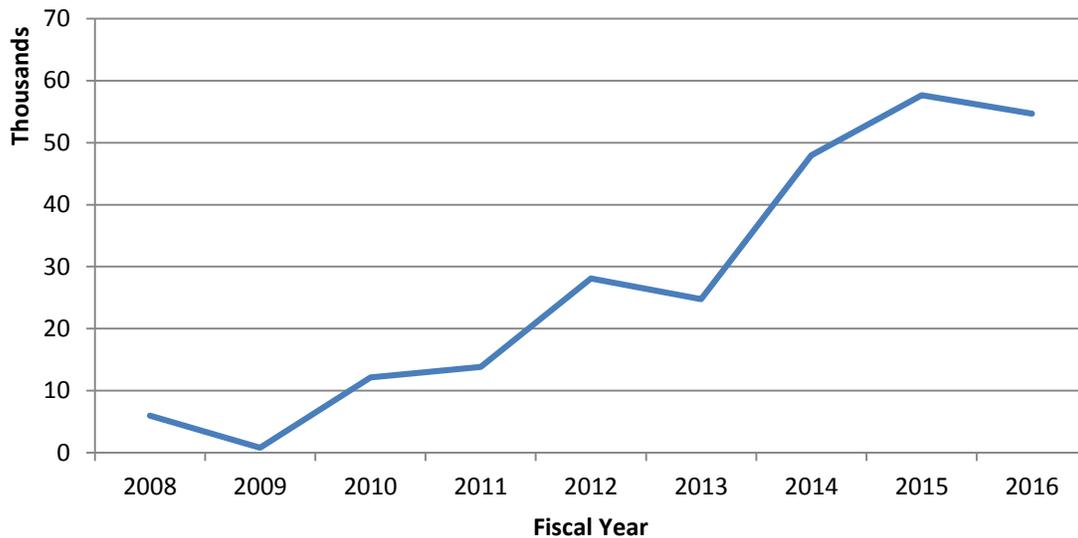
The base property value of the CBD TIF was established as of January 1, 2006. The Collin Central Appraisal District (CCAD) certified value as of January 1, 2016 reflects an increment of approximately \$208.23 million. This increase can be attributed to major developments in the North West section of the TIF as new homes and an apartment complex are both being developed simultaneously. A few parcels were excluded during 2008 because residential development encroached into the North West corner of the TIF west of US 75 Highway (Exhibit E). Ordinance No. 2713-3-08 amended the boundary of the TIF to exclude the Quail Run Phase I and Phase II residential developments as they were not intended to be part of the TIF. Additionally, in FY2012, ordinance No. 3077-4-12 excluded parcels, including Wal-Mart, which was built partially in the western portion of TIF 2 (Exhibit F). The property tax increment recognized in FY2016 was \$406,901 in the TIF fund as shown in Exhibit G. The valuation information from CCAD is shown in Exhibit A-1 through A-11.

Property Tax Increment Valuation



The major commercial developments within the CBD TIF are related to the construction of medical buildings, mixed office use facilities, daycare centers, and a 114 room hotel. Most of the new commercial development is non-retail; however, \$50,691 in sales tax increment was recognized in FY2016. Increments for prior years can be seen in the following chart. The base sales tax amount of the CBD TIF was established as of FY2006 at \$123,129.

Sales Tax Increment



The Preliminary Project and Financing Plan were approved in December 2006. Exhibit B reflects the public improvements that are planned in the CBD TIF. Only the City of Allen is participating in the TIF.

Exhibit C reflects the Balance Sheet and Income Statement associated with the TIF Fund as of September 30, 2016. The financial reports reflect property and sales tax increments during FY2016.

Exhibit D shows some of the commercial development that is being constructed in the CBD TIF.

Respectfully Submitted by,

Eric Cannon, CPA, CGFO
Chief Financial Officer
City of Allen, Texas

EXHIBIT A1

Collin CAD

2016 CERTIFIED TOTALS

As of Certification

Property Count: 579

CAL - ALLEN CITY
Grand Totals

7/20/2016

1:06:20PM

Land		Value			
Homesite:		14,683,976			
Non Homesite:		128,264,089			
Ag Market:		33,931,651			
Timber Market:		0	Total Land	(+)	
				176,879,716	
Improvement		Value			
Homesite:		10,056,336			
Non Homesite:		253,481,525	Total Improvements	(+)	
				263,537,861	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	440,417,577
Ag		Non Exempt	Exempt		
Total Productivity Market:	33,931,651		0		
Ag Use:	28,526		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	33,903,125		0		406,514,452
				Homestead Cap	(-)
					128,378
				Assessed Value	=
					406,386,074
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					116,885,622
				Net Taxable	=
					289,500,452

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,534,352.40 = 289,500,452 * (0.530000 / 100)

EXHIBIT A2

Collin County

2015 CERTIFIED TOTALS

As of Certification

Property Count: 567

CAL - ALLEN CITY
Grand Totals

8/3/2015

9:31:43AM

Land		Value			
Homesite:		10,650,392			
Non Homesite:		121,651,412			
Ag Market:		38,282,275			
Timber Market:		0	Total Land	(+)	
				170,584,079	
Improvement		Value			
Homesite:		5,221,074			
Non Homesite:		192,011,582	Total Improvements	(+)	
				197,232,656	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	367,816,735
Ag		Non Exempt	Exempt		
Total Productivity Market:	38,282,275		0		
Ag Use:	32,191		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	38,250,084		0		329,566,651
				Homestead Cap	(-)
					102,489
				Assessed Value	=
					329,464,162
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					97,542,101
				Net Taxable	=
					231,922,061

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,252,379.13 = 231,922,061 * (0.540000 / 100)

EXHIBIT A3

Collin CAD

2014 CERTIFIED TOTALS

As of Certification

Property Count: 351

CAL - ALLEN CITY
Grand Totals

7/24/2014

4:03:25PM

Land		Value				
Homesite:		2,154,226				
Non Homesite:		112,167,704				
Ag Market:		43,412,570				
Timber Market:		0	Total Land	(+)		
				157,734,500		
Improvement		Value				
Homesite:		1,354,427				
Non Homesite:		151,978,523	Total Improvements	(+)		
				153,332,950		
Non Real		Count	Value			
Personal Property:	0		0			
Mineral Property:	0		0			
Autos:	0		0	Total Non Real	(+)	
					0	
			Market Value	=	311,067,450	
Ag		Non Exempt	Exempt			
Total Productivity Market:	43,412,570		0			
Ag Use:	43,383		0	Productivity Loss	(-)	
Timber Use:	0		0	Appraised Value	=	
Productivity Loss:	43,369,187		0		267,698,263	
				Homestead Cap	(-)	
				Assessed Value	=	
					47,468	
					267,650,795	
Exemption	Count	Local	State	Total		
AB	1	4,524,815	0	4,524,815		
CH	1	184,861	0	184,861		
EX-XL	2	0	605,588	605,588		
EX-XV	79	0	82,164,726	82,164,726		
EX-XV (Prorated)	1	0	962	962		
OV65	13	543,298	0	543,298	Total Exemptions	(-)
						88,024,250
					Net Taxable	=
						179,626,545

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 987,946.00 = 179,626,545 * (0.550000 / 100)

EXHIBIT A4

Collin County

2013 CERTIFIED TOTALS

As of Certification

Property Count: 331

CAL - ALLEN CITY
Grand Totals

7/22/2013 11:14:31AM

Land		Value			
Homesite:		1,190,085			
Non Homesite:		97,298,780			
Ag Market:		34,687,662			
Timber Market:		0	Total Land	(+)	
				133,176,527	
Improvement		Value			
Homesite:		1,121,853			
Non Homesite:		150,197,767	Total Improvements	(+)	
				151,319,620	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	284,496,147
Ag		Non Exempt	Exempt		
Total Productivity Market:	34,687,662		0		
Ag Use:	48,039		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	34,639,623		0		249,856,524
				Homestead Cap	(-)
				Assessed Value	=
					0
					249,856,524
Exemption		Count	Local	State	Total
AB	1	4,548,921	0		4,548,921
CH	1	191,904	0		191,904
EX-XL	2	0	605,211		605,211
EX-XV	72	0	78,846,962		78,846,962
OV65	12	461,877	0		461,877
				Total Exemptions	(-)
					84,654,875
				Net Taxable	=
					165,201,649

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 911,913.10 = 165,201,649 * (0.552000 / 100)

EXHIBIT A5

Collin County

2012 CERTIFIED TOTALS

As of Certification

Property Count: 333

TA2 - ALLEN TIF #2 (Base 2006-12)
Grand Totals

7/23/2012

2:02:14PM

Land		Value				
Homesite:		1,190,085				
Non Homesite:		98,051,859				
Ag Market:		26,774,008				
Timber Market:		0	Total Land	(+)		
				126,015,952		
Improvement		Value				
Homesite:		1,072,792				
Non Homesite:		156,453,601	Total Improvements	(+)		
				157,526,393		
Non Real		Count	Value			
Personal Property:	1		11,500			
Mineral Property:	0		0			
Autos:	0		0	Total Non Real	(+)	
					11,500	
			Market Value	=	283,553,845	
Ag		Non Exempt	Exempt			
Total Productivity Market:		26,774,008	0			
Ag Use:		47,987	0	Productivity Loss	(-)	
Timber Use:		0	0	Appraised Value	=	
Productivity Loss:		26,726,021	0		256,827,824	
				Homestead Cap	(-)	
				Assessed Value	=	
					0	
					256,827,824	
Exemption	Count	Local	State	Total		
EX	75	0	86,101,371	86,101,371		
EX (Prorated)	2	0	651,233	651,233	Total Exemptions	(-)
						86,752,604
					Net Taxable	=
						170,075,220

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

0.00 = 170,075,220 * (0.000000 / 100)

EXHIBIT A6

Collin County

2011 CERTIFIED TOTALS

As of Certification

Property Count: 328

CAL - ALLEN CITY
Grand Totals

7/19/2011 4:16:34PM

Land		Value			
Homesite:		1,190,085			
Non Homesite:		101,377,678			
Ag Market:		29,592,928			
Timber Market:		0	Total Land	(+) 132,160,691	
Improvement		Value			
Homesite:		1,100,229			
Non Homesite:		137,294,386	Total Improvements	(+) 138,394,615	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	= 270,555,306	
Ag		Non Exempt	Exempt		
Total Productivity Market:	29,592,928		0		
Ag Use:	53,738		0	Productivity Loss	(-) 29,539,190
Timber Use:	0		0	Appraised Value	= 241,016,116
Productivity Loss:	29,539,190		0	Homestead Cap	(-) 1,515
			Assessed Value	= 241,014,601	
Exemption		Count	Local	State	Total
AB	1		4,548,921	0	4,548,921
CH	1		32,768	0	32,768
EX	70		0	59,293,057	59,293,057
OV65	11		425,797	0	425,797
			Total Exemptions		(-) 64,300,543
			Net Taxable		= 176,714,058

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 978,995.88 = 176,714,058 * (0.554000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

EXHIBIT A7

Collin County

2010 CERTIFIED TOTALS

As of Certification

Property Count: 323

TA2 - ALLEN TIF #2 - BASE 2006-12
Grand Totals

07/22/2010

9:30:39AM

Land		Value			
Homesite:		1,066,721			
Non Homesite:		92,820,242			
Ag Market:		29,836,711			
Timber Market:		0	Total Land	(+)	
				123,723,674	
Improvement		Value			
Homesite:		1,146,585			
Non Homesite:		110,565,647	Total Improvements	(+)	
				111,712,232	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	235,435,906
Ag		Non Exempt	Exempt		
Total Productivity Market:	29,836,711		0		
Ag Use:	54,935		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	29,781,776		0		205,654,130
				Homestead Cap	(-)
				Assessed Value	=
					5,564
					205,648,566
Exemption		Count	Local	State	Total
CH	2	209,478	0		209,478
EX	67	0	22,669,138		22,669,138
				Total Exemptions	(-)
					22,878,616
				Net Taxable	=
					182,769,950

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

0.00 = 182,769,950 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

EXHIBIT A8

Collin County

2009 CERTIFIED TOTALS

As of Certification

Property Count: 313

TA2 - ALLEN TIF #2 - BASE 2006-12
ARB Approved Totals

7/23/2009

3:14:24PM

Land		Value				
Homesite:		4,000,975				
Non Homesite:		88,629,747				
Ag Market:		30,106,351				
Timber Market:		0	Total Land	(+)		
				122,737,073		
Improvement		Value				
Homesite:		987,220				
Non Homesite:		91,031,731	Total Improvements	(+)		
				92,018,951		
Non Real		Count	Value			
Personal Property:	0		0			
Mineral Property:	0		0			
Autos:	0		0	Total Non Real	(+)	
					0	
			Market Value	=	214,756,024	
Ag	Non Exempt	Exempt				
Total Productivity Market:	30,106,351	0				
Ag Use:	56,364	0	Productivity Loss	(-)	30,049,987	
Timber Use:	0	0	Appraised Value	=	184,706,037	
Productivity Loss:	30,049,987	0				
			Homestead Cap	(-)	0	
			Assessed Value	=	184,706,037	
Exemption	Count	Local	State	Total		
CH	2	209,822	0	209,822		
EX	64	0	21,978,709	21,978,709	Total Exemptions	(-)
						22,188,531
					Net Taxable	=
						162,517,506

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 162,517,506 * (0.000000 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

EXHIBIT A9

Collin County

2008 CERTIFIED TOTALS

As of Supplement 12

Property Count: 317

TA2 - ALLEN TIF #2 - BASE 2006

Grand Totals

2/17/2009

3:18:28PM

Land		Value			
Homesite:		4,103,285			
Non Homesite:		88,175,298			
Ag Market:		30,963,480			
Timber Market:		0	Total Land	(+) 123,242,063	
Improvement		Value			
Homesite:		1,032,731			
Non Homesite:		84,531,102	Total Improvements	(+) 85,563,833	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	= 208,805,896	
Ag		Non Exempt	Exempt		
Total Productivity Market:	30,963,480		0		
Ag Use:	49,851		0	Productivity Loss	(-) 30,913,629
Timber Use:	0		0	Appraised Value	= 177,892,267
Productivity Loss:	30,913,629		0	Homestead Cap	(-) 20,055
			Assessed Value	= 177,872,212	
Exemption		Count	Local	State	Total
EX	69	0	54,894,495		54,894,495
EX(Prorated)	1	0	159,822		159,822
			Total Exemptions	(-) 55,054,317	
			Net Taxable	= 122,817,895	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 122,817,895 * (0.000000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

EXHIBIT A10

Collin County

2007 CERTIFIED TOTALS

As of Certification

Property Count: 306

TA2 - ALLEN #2 TIF - BASE 2006
Grand Totals

7/24/2007

8:20:01AM

Land		Value			
Homesite:		2,848,273			
Non Homesite:		78,695,441			
Ag Market:		31,527,362			
Timber Market:		0	Total Land	(+)	
				113,071,076	
Improvement		Value			
Homesite:		968,351			
Non Homesite:		64,974,762	Total Improvements	(+)	
				65,943,113	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	179,014,189
Ag		Non Exempt	Exempt		
Total Productivity Market:	31,527,362		0		
Ag Use:	56,254		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	31,471,108		0		147,543,081
				Homestead Cap	(-)
				Assessed Value	=
					28,476
					147,514,605
Exemption		Count	Local	State	Total
EX	65	0	55,645,400		55,645,400
EX(Prorated)	3	0	172,604		172,604
				Total Exemptions	(-)
					55,818,004
				Net Taxable	=
					91,696,601

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 91,696,601 * (0.000000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

EXHIBIT A11

Collin County

2006 CERTIFIED TOTALS

As of Supplement 14

CAL - ALLEN CITY

Property Count: 282

Grand Totals

10/17/2007

9:15:35 AM

Land				Value			
Homesite:				2,777,006			
Non Homesite:				73,975,039			
Ag Market:				31,086,718			
Timber Market:				0	Total Land	(+)	
						107,838,763	
Improvement				Value			
Homesite:				1,051,744			
Non Homesite:				56,012,774	Total Improvements	(+)	
						57,064,518	
NonReal		Count	Value				
Personal Property:		0	0				
Mineral Property:		0	0				
Autos:		0	0	Total Non Real	(+)	0	
				Market Value	=	164,903,281	
Ag		Non Exempt	Exempt				
Total Productivity Market:		31,086,718	0				
Ag Use:		63,799	0	Productivity Loss	(-)	31,022,919	
Timber Use:		0	0	Appraised Value	=	133,880,362	
Productivity Loss:		31,022,919	0				
				Homestead Cap	(-)	49,402	
				Assessed Value	=	133,830,960	
Exemption		Count	Local	State	Total		
DP		1	20,000	0	20,000	Total Exemptions	(-)
EX		61	0	51,890,922	51,890,922		
EX (Prorated)		4	0	672,645	672,645		
OV65		9	322,793	0	322,793	Net Taxable	=
							80,924,600

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 13,550.71 = 2,424,098 * (0.559000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

EXHIBIT B
Proposed CBD TIF Improvements East of US 75 Highway
(including the connecting street of Allen Drive over US 75 Highway)

Streets

1. Allen Drive
2. Main Street
3. Misc streets- east of 75

Storm sewers

4. Drainage – east of 75
5. Creek Improvements – east of 75

Utilities

6. Burying utilities – east of 75

Median Improvements / Landscaping / Beautification & signage

7. Heritage Village - east of 75
8. Beautification - east of 75

Parking

9. Transit Garage - east of 75
10. Parking throughout area - east of 75

EXHIBIT B
CBD TIF Area West of US 75 Highway
(including the connecting street of Allen Drive over US 75 Highway)

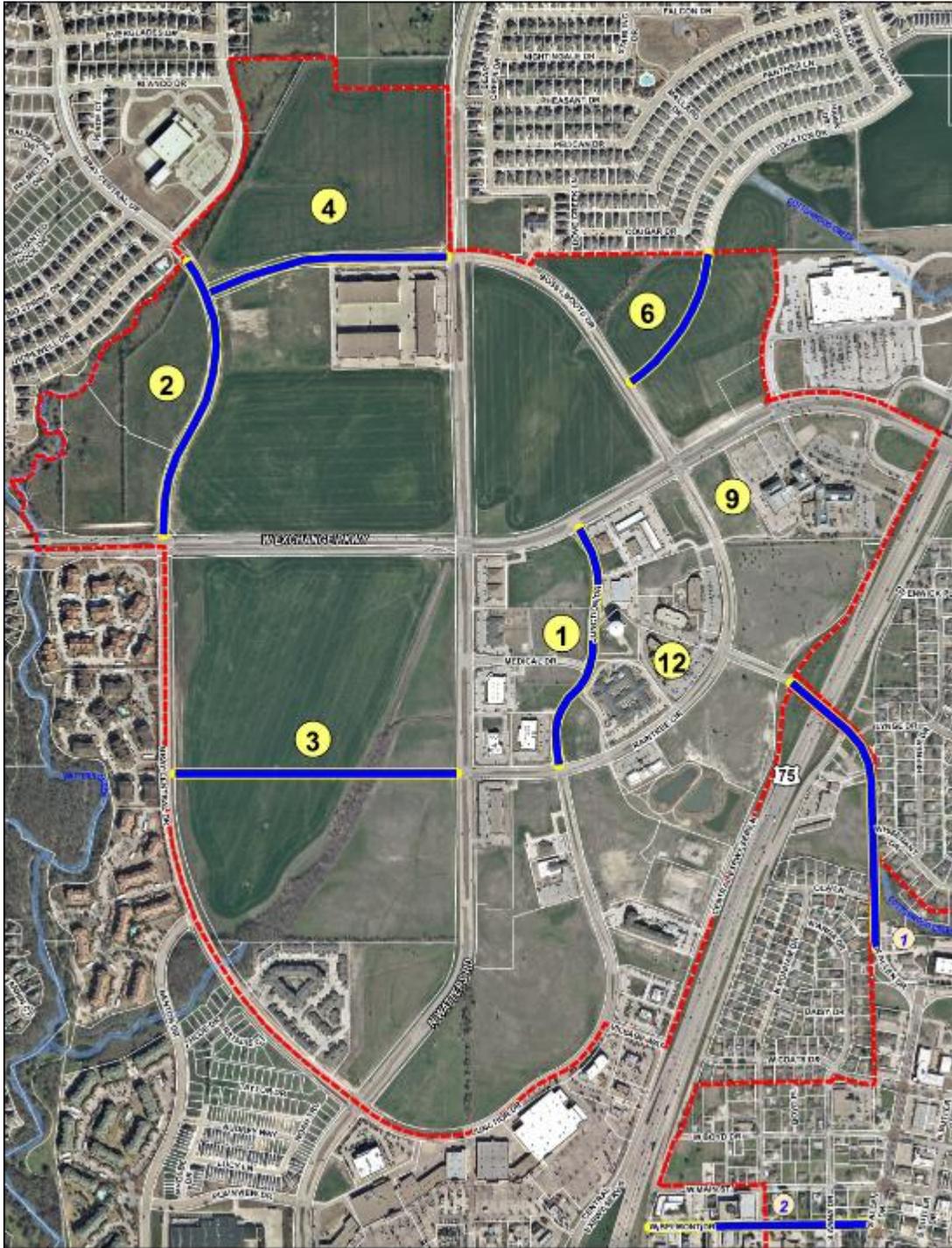


EXHIBIT B
CBD TIF Area West of US 75 Highway
(including the connecting street of Allen Drive over US 75 Highway)

1. Road Projects(Including Utilities) Junction Road from Raintree to Exchange
2. Bray Central from Exchange to Waterford
3. Raintree Circle – south to Bray Central
4. Bossy Boots Dr – north to Bray Central
5. Future Street
6. Stockton Road
7. Median Projects
 - Street Lighting
 - Irrigation
 - Landscaping
8. Signage
 - Detention/Drainage:
9. Modifications to detention at SWC
 - Exchange/Raintree
10. Water features/detention
11. Storm sewers
12. Landscaping barrier around water tower
13. Entry Features

EXHIBIT C

CITY OF ALLEN, TEXAS
Tax Increment Financing Fund
Central Business District Reinvestment Zone No. Two

Balance Sheet
as of
September 30, 2016
Unaudited

ASSETS

Cash and Investments	\$ 1,958,833
Receivable	20,658
Total Assets	\$ 1,979,491

LIABILITIES

TIF Increment Payable	\$ -
Total Liabilities	\$ -

FUND EQUITY

Fund Balance	\$ 1,979,491
Total Fund Equity	\$ 1,979,491

TOTAL LIABILITIES & FUND EQUITY **\$ 1,979,491**

Income Statement
as of
September 30, 2016
Unaudited

REVENUES

Sales Tax - City Increment	\$ 54,691
Property Tax - City Increment	406,901
Investment Earnings	10,728
Total Revenues	\$ 472,319

EXPENDITURES

TIF Eligible Certified Expenditures	
Developers Reimbursements	\$ -
Legal Expenses	-
Administrative Expenses	15,000
Total Expenditures	\$ 15,000

Revenues Over / (Under) Expenditures **457,319**

Fund Balance at 9-30-15 1,522,172

FUND BALANCE **\$ 1,979,491**

EXHIBIT D
Other Developments



Office and Warehouse Flex Building
1303, 1305, 1307 N. Watters Road



Homewood Suites
455 N Central Expressway



The Belmont at Twin Creeks
999 Raintree Circle



Carpe Diem Preschool
873 Junction Drive



Children's Courtyard
1020 N Watters Road



The Aspens
480 Bray Central Drive

EXHIBIT D
Medical Buildings



Twin Creeks Hospital
1001 Raintree Circle



Raintree Pediatrics
919 Medical Drive



Presbyterian Gardens
915 A & B W. Exchange Parkway



Medical Office Suites
410, 420, 430 N. Allen Drive



Medical Office Suites
1150 N Watters Rd



Lone Star Medical Center
977 Raintree Circle



Brookwood Medical Office
865 Junction Drive

EXHIBIT D
Mixed Office Use Facilities



McDermott Business Park
10 – 80 E. McDermott Drive



Red Pepper Productions
207 E. Main Street
Building Renovations



Corporate Center One
800 N. Watters Road



Mixed Office Use
997 Raintree Circle



Keller Williams Realty
1002 Raintree Circle

EXHIBIT E

Boundary Change West of US 75 Highway

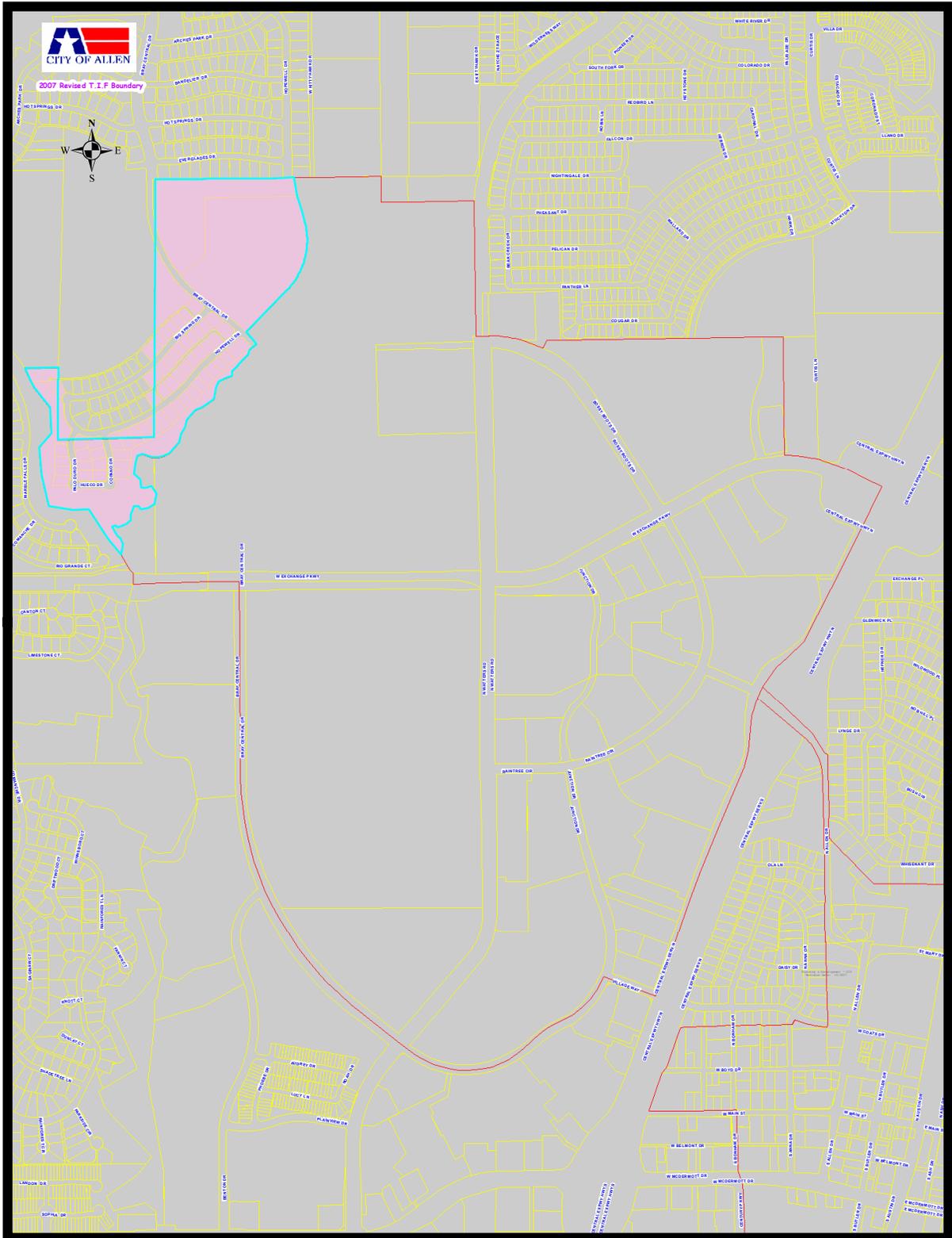
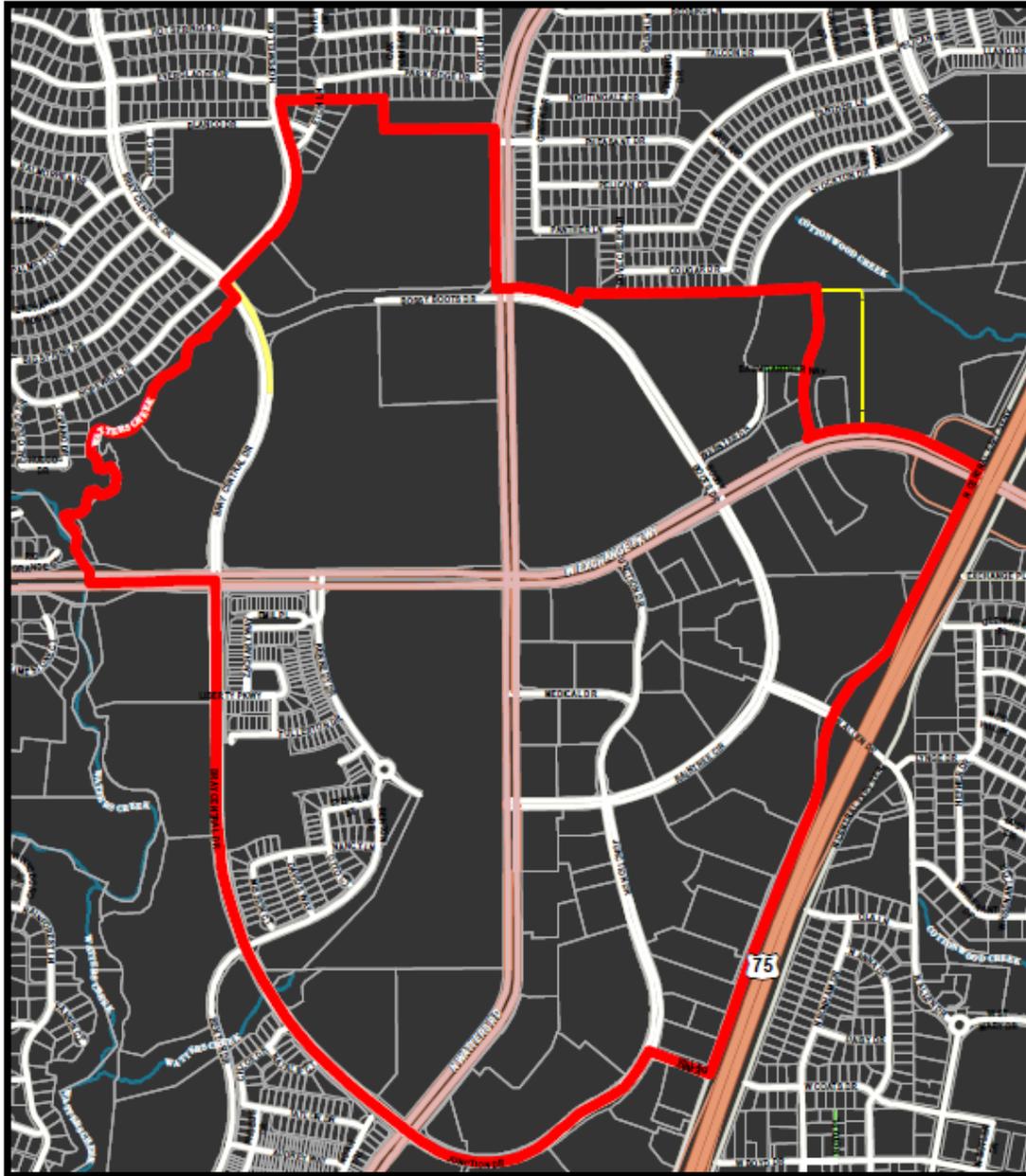
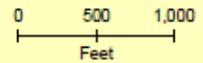


EXHIBIT F



**Y-2012
T.I.F. BOUNDARY**



Date Saved: 12/15/2014

Path: C:\Maps-Layouts (Planning & Development)\CDD\TIF_Review\Boundary_ExhibitF.mxd

EXHIBIT G
CITY OF ALLEN TIF #2
SUMMARY
TAX YEAR 2015

AS OF SUPPLEMENT #13, 03/02/2016

ALLEN TIF #2		2015 VALUE	LESS BASE YEAR - 2006 WITH AG VALUE	CAPTURED APPRAISED VALUE
CERTIFIED TAXABLE VALUE WITH ADJUSTMENTS FOR AG ACCOUNTS	CITY OF ALLEN	\$231,922,061	\$81,267,393	\$150,654,668
2015 TAX RATES/\$100 VALUE				
City of Allen Tax Rate				\$0.530000
TOTAL LEVY ON TAX INCREMENT BASED ON PARTICIPATION PERCENTAGE				
City of Allen at 50% Participation				\$399,234.87
LESS TIF TAXES DELINQUENT (REMAINING OUTSTANDING) FOR 2015				
City of Allen				\$8,829.64
PLUS DELINQUENT TAXES PAID AFTER 2014 REPORT				
City of Allen				\$16,495.46
AMOUNT TO BE BILLED TO CITY OF ALLEN TIF #2				
City of Allen at 50% Participation				\$406,900.69
TOTAL				\$406,900.69

* Captured Appraised Value figures do not include any net losses in value on individual accounts since the base year including newly exempt property.

This report reflects all collections through March 2, 2016.