LITTLE ELM

WORKSHOP & REGULAR MEETING
OF THE TOWN COUNCIL

Tuesday, August 16, 2022
6:00 PM
Little Elm Town Hall
100 W Eldorado Parkway, Little Elm, TX 75068

1. **Call to Order Council Workshop at 6:00 p.m.**

2. **Workshop.**

   A. Present and Discuss **Address Concerns in Union Park.**

3. **Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.**

   A. Invocation.

   B. Pledge to Flags.

   C. Items to be Withdrawn from Consent Agenda.

   D. Emergency Items if Posted.

E. Request by the Town Council for Items to be Placed on a Future Agenda for Discussion and Recognition of Excused Absences.

F. **Presentation of Monthly Updates.**
Presentation of monthly updates from department heads: concerning law enforcement activities, municipal court, customer service, emergency medical services, fire department response, fire prevention activities, emergency management, ongoing economic development projects, building permits, code enforcement activities, library activities, human resources updates, information technology report, revenue and expenditure report, street construction status, sanitation services, highway construction status, utility operations, parks and recreation activities, as well as facility and fleet updates.

G. Town Council to Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.

4. **Presentations.**

A. Present a **Life Saving Award from the Little Elm Fire Department.**

B. Present **Certificates of Recognition to the Winning Teams of the Little Elm Inaugural Cricket League.**

C. Present a **Proclamation Declaring August 18, 2022 as Never Give Up Day.**

5. **Public Comments**
Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code.

6. **Consent Agenda**
All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately.

A. Consider Action to Approve the **Minutes from the August 2, 2022, Regular Town Council Meeting.**

B. Consider Action to Approve the **Minutes from the August 3, 2022, Town Council Budget Workshop.**

C. Consider Action to Approve the **Updated Little Elm Boards and Commissions Policy.**

D. Consider Action to Approve **Seven Appointments to the Little Elm Veterans Committee.**

E. Consider Action to Approve a **Purchase Agreement with Alfa Laval, Inc., for the Repair of the Belt Press at the Town's Wastewater Treatment Plant in an Amount not to Exceed $60,671.02.**

F. Consider Action to Approve the **Termination of Reimbursement Agreement and Performance Agreement between the Tax Increment Reinvestment Zone Number Three and the Little Elm Economic Development Corporation.**

G. Consider Action to Approve the **First Amendment to Loan Agreement and Series 2021 Note between Little Elm Economic Development Corporation and Southside Bank, a Texas State Banking Corporation, as Assignee of Government Capital Corporation.**

H. Consider Action to Approve the **Amended and Restated Reimbursement Agreement and Performance Agreement between Tax Increment Zone Number Three, Town of Little Elm and Little Elm EDC.**

I. Consider Action to Approve a **Reimbursement Agreement between Tax Increment Reinvestment Zone Number Three and 100 Hardwicke, LLC.**

J. Consider Action to Approve the **Second Amended and Restated Performance Agreement between 575º Pizzeria-Little Elm, LLC and Little Elm Economic Development Corporation.**

K. Consider Action to Approve the **Economic Development Corporation's Budget for FY 2022-2023.**

L. Consider Action to Approve the **Interlocal Cooperation Agreement between Denton County, Texas, and the Town of Little Elm, Texas.**

M. Consider Action to Approve **Resolution No. 0816202203, Disapproving of the Denton Central Appraisal District 2023 Budget.**

N. Consider Action to Approve the **Quarterly Investment Report for the Period ending June 30, 2022.**

O. Consider Action to Approve the **Unaudited Quarterly Budget Report for the Quarter Ending June 30, 2022.**

P. Consider Action to Approve **Ordinance No. 1676 Approving the 2022-2023 Annual Service Plan Update for the Lakeside Estates Public Improvement District No. Two.**

Q. Consider Action to Approve **Ordinance No. 1677 Approving the 2022-2023 Annual Service Plan Update for the Hillstone Pointe Public Improvement District No. Two.**

R. Consider Action to Approve **Ordinance No. 1678 Approving the 2022-2023 Annual Service Plan Update for the Rudman Tract Public Improvement District.**

S. Consider Action to Approve **Ordinance No. 1679 Approving the 2022-2023 Annual Service Plan Update for the Valencia Public Improvement District.**

T. Consider Action to Approve **Ordinance No. 1680 Approving the 2022-2023 Annual Service Plan Update for the Spiritas Ranch Public Improvement District.**

U. Consider Action to Approve **Ordinance No. 1681 Approving the 2022-2023 Annual Service Plan Update for the Spiritas East Public Improvement District.**

V. Consider Action to Approve **Resolution No. 0816202204 Approving Certain Project Expenditures for TIRZ 4; Providing a Severability Clause; and Providing an Effective Date.**

W. Consider Action to Approve **Resolution No. 0816202205 Approving Certain Project Expenditures for TIRZ 6; Providing a Severability Clause; and Providing an Effective Date.**

7. **Regular Items.**

A. Hold a Public Hearing, Present, Discuss, and Consider Action to Approve **Resolution No. 0816202201 Authorizing and Creating the Valencia Public Improvement District No. 2.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Resolution No. 0816202201:

B. Present, Discuss, and Consider Action on **Resolution No. 0816202202, a Resolution of the Town Council of Little Elm Supporting Denton County's Transportation Road Improvement Program-2022.**

C. Present, Discuss, and Consider Action on **Resolution No. 0816202206 Addressing Concerns with Addressing in Union Park.**

D. Hold a Public Hearing, Present, Discuss, and Consider Action on the **Proposed Budget for the Town of Little Elm for Fiscal Year 2022 - 2023.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action:

E. Present, Discuss, and Consider Action on **All Matters Incident and Related to the Issuance and Sale of "Town of Little Elm, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022", including the Adoption of Ordinance No. 1675 Authorizing the Issuance of such Certificates of Obligation.**

F. Hold a Public Hearing, Present, Discuss, and Consider Action on **Ordinance No. 1682 Regarding a Proposed Text Amendments to Chapter 106, Zoning Ordinance, by Amending Sec.106.03.03(e) Light Commercial District, Sec. 106.05.01 Schedule of Uses, and Sec. 106.05.02.2 Special Regulations for Specific Permanent Land Uses (other than accessory uses), Sec. 106.06.42 Parking Access from a Public Street and Sec. 106.06.44 Off-street Parking Standards, in Order to Provide Additional Site Layout, Access, and Specific Use Requirements.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Ordinance No. 1682:

G. Hold a Public Hearing, Present, Discuss, and Consider Action on **Ordinance No. 1683 Regarding a Proposed Amendment to the Town of Little Elm Comprehensive Plan Future Land Use Map (FLUP), in Order to Establish and Locate the Envisioned Land Uses Resulting from the Adopted West Side Study.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Ordinance No. 1683:

8. **Convene in Executive Session pursuant to Texas Government Code:**

- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
    - Town Manager Evaluation
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

9. **Reconvene into Open Session**

Discussion and consideration to take any action necessary as the result of the Executive Session:

- COVID-19 Pandemic and the Town's response thereto, including the consideration of an emergency declaration ordinance.
- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
    - Town Manager Evaluation
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

10. **Adjourn.**

Pursuant to the Texas Open Meeting Act, (Chapter 551, Texas Government Code), one or more of the above items will be taken or conducted in open session following the conclusion of the executive closed session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aide of service such as interpreters for the hearing impaired, reader or large print are requested to contact the secretary at 214-975-0452 two days prior to the meeting so appropriate arrangements can be made.

BRAILLE IS NOT PROVIDED.

Respectfully,

Town Secretary

This is to certify that the above notice was posted on the Town's website this 11th day of August 2022 before 5:00 p.m.

Date:	08/16/2022
Agenda Item #:	2. A.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Doug Peach, Deputy Town Manager

AGENDA ITEM:

Present and Discuss **Address Concerns in Union Park.**

DESCRIPTION:

Town staff will discuss the history of working with the United States Postal Service to change addressing in the Union Park area to reflect Little Elm.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff requests direction from Council.

Date:	08/16/2022
Agenda Item #:	4. A.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Paul Rust, Fire Chief

AGENDA ITEM:

Present a **Life Saving Award from the Little Elm Fire Department.**

DESCRIPTION:

The Little Elm Fire Department would like to recognize a resident who performed CPR on a girl at a local pool until Little Elm paramedics could arrive on scene.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDED ACTION:

Information only, no action required.

Date:	08/16/2022
Agenda Item #:	4. B.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Kate Graham, Assistant to the Town Manager

AGENDA ITEM:

Present **Certificates of Recognition to the Winning Teams of the Little Elm Inaugural Cricket League.**

DESCRIPTION:

2022 held the Inaugural Cricket League at the Little Elm Cricket Field. The Little Elm Cricket League had two leagues, Tapeball and Orange Ball. Both leagues had 8 teams that competed for three months in round-robin games, with the top 4 qualifying for semifinals. The winners of each league will be recognized with an award. The winning team of the Tapeball league was the Indie Blues and the winning team of the Orange Ball league was Raider.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.

Attachments

Little Elm Cricket Certificates

LITTLE ELM

Certificate of Recognition

This certificate is hereby awarded to

INDIE BLUES

for winning the Tapeball League during the Inaugural Cricket League at the Little Elm Cricket Field.

August 16, 2022

CURTIS J. CORNELIOUS
Mayor

LITTLE ELM

Certificate of Recognition

This certificate is hereby awarded to

TEAM RAIDER

for winning the Orange Ball League during the Inaugural Cricket League at the Little Elm Cricket Field.

August 16, 2022

CURTIS J. CORNELIOUS
Mayor

Date:	08/16/2022
Agenda Item #:	4. C.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Kate Graham, Assistant to the Town Manager

AGENDA ITEM:

Present a **Proclamation Declaring August 18, 2022 as Never Give Up Day.**

DESCRIPTION:

Mayor Cornelious will present a proclamation declaring August 18, 2022 as Never Give Up Day.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.

Attachments

Never Give Up Day Proclamation 2022

LITTLE ELM

Proclamation

WHEREAS, The Town of Little Elm proudly joins community members in celebrating Never Give Up Day on Thursday, August 18, 2022; and

WHEREAS, Never Give Up Day is focused on cultivating a mindset of determination to help people get through difficult challenges; and

WHEREAS, Never Give Up Day not only applauds people for reaching their goals but also supports those who are still trying to achieve their goals; and

WHEREAS, Never Give Up Day remains relevant for health care providing organizations, associations and charities in their efforts to establish a call to action and fundraising activities; and

WHEREAS, The Town of Little Elm recognizes Never Give Up Day and its positive influence for people across our community.

NOW, THEREFORE, we declare August 18, 2022 as **Never Give Up Day** and call upon all residents of Little Elm to make this day a springboard for awareness-raising actions.

Given under my hand and Seal of the Town of Little Elm, Texas, this 16th day of August, 2022.

_____

Curtis J. Cornelious, Mayor of Little Elm

Date:	08/16/2022
Agenda Item #:	6. A.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:

Consider Action to Approve the **Minutes from the August 2, 2022, Regular Town Council Meeting.**

DESCRIPTION:

The minutes from the August 2, 2022, regular Town Council meeting are attached for approval.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Minutes - August 2, 2022

D R A F T

Minutes
Town of Little Elm
100 W Eldorado Parkway
Little Elm, Texas 75068
214-975-0404
http://www.littleelm.org

REGULAR TOWN COUNCIL MEETING
TUESDAY AUGUST 2, 2022 - 6:00 p.m.

Present: Mayor Curtis J. Cornelious; Council Member Neil Blais; Council Member Jamell Johnson; Council Member Tony Singh; Mayor Pro Tem Lisa Norman; Council Member Jeremy Lukas; Council Member Michael McClellan

Staff Present: Caitlan Biggs, Director of Administrative Services/Town Secretary; Jennette Espinosa, Executive Director; Joe Florentino, Assistant Town Manager; Matt Mueller, Town Manager; Chad Hyde, Director of Community Services; Doug Peach, Deputy Town Manager; Fred Gibbs, Director of Development Services; Jason Shroyer, Director of Public Works; Kate Graham, Assistant to the Town Manager; Kelly Wilson, Chief Financial Officer; Jon Bailey, Fire Captain; Rebecca Hunter, Purchasing Manager; Robert Brown, Town Attorney; Rodney Harrison, Police Chief; Wesley Brandon, Assistant Director of Development Services/Town Engineer

1. Call to Order Council Workshop at 6:00 p.m.

Meeting called to order at 6:00 p.m.

Vote: 7 - 0 - Unanimously

Meeting was called to order at 6:00 p.m.

2. **Workshop.**

A. Present and Discuss the **Process and Tracking of Council Requests.**

Assistant to the Town Manager Kate Graham gave an overview of the software used to track Council requests and the most frequent topics. She stated that, on average, it takes staff 2.7 days to complete a request.

3. Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.

A. Invocation.

Kevin McCarthy from New Life Church gave the invocation.

B. Pledge to Flags.

C. Items to be Withdrawn from Consent Agenda.

Staff requested to withdraw item 6C from the Consent Agenda. It will be placed on a future agenda for consideration.

D. Emergency Items if Posted.

None.

E. Request by the Town Council for Items to be Placed on a Future Agenda for Discussion and Recognition of Excused Absences.

Mayor Pro Tem Norman requested an excused absence on July 19, 2022 due to her son's 16th birthday.

Council Member Blais requested a workshop to discuss time limits on Special Use Permits.

F. **Presentation of Monthly Updates.**
Presentation of monthly updates from department heads: concerning law enforcement activities, municipal court, customer service, emergency medical services, fire department response, fire prevention activities, emergency management, ongoing economic development projects, building permits, code enforcement activities, library activities, human resources updates, information technology report, revenue and expenditure report, street construction status, sanitation services, highway construction status, utility operations, parks and recreation activities, as well as facility and fleet updates.

Town Engineer Wesley Brandon gave an update on the construction of US HWY 380. TxDOT currently has five different drainage crews working on the south side. At the rate they are going, they feel confident that pavement will be ready to start being placed by the end of September. They are currently ahead of schedule.

He also gave an update on the intersections of Hardwicke and Eldorado and Main Street and Eldorado traffic signals. They are currently under review.

He also stated the study is wrapping up for the intersection of Oak Grove and Eldorado Parkway.

Town Manager Matt Mueller gave an update on the Annual Street Maintenance program. He stated that the program is scheduled to be wrapped up prior to school starting.

G. Town Council to Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.

None.

4. **Presentations.**

A. Present a Certificate of Recognition to the **Little Elm Fire Department for being Recognized by the American Heart Association Mission Lifeline with a Silver Plus for 2022.**

The Mayor presented the Certificate of Recognition.

5. Public Comments

Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code.

Mary Bolanz, 3548 Pinnacle Bay Pointe, stated that the property next to her has been bought by a commercial property and turned into a short term rental. She stated that she supports the amendment to the ordinance.

6. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately.

Motion by Council Member Michael McClellan, seconded by Council Member Jamell Johnson ***to approve the Consent Agenda, except item 6C.***

Vote: 7 - 0 - Unanimously

A. Consider Action to Approve the **Minutes from the July 19, 2022 Regular Town Council Meeting.**

B. Consider Action to Approve the **Schedule for the Public Hearing for the FY 2022-2023 Proposed Tax Rate.**

C. Consider Action to **Approve Seven Appointments to the Little Elm Veterans Committee.**

D. Consider Action to Approve the **Release and Abandonment of an Existing Temporary Turn-Around Easement located within the Union Park Subdivision.**

E. Consider Action to Approve an **Interlocal Agreement with SPAN, Inc. for Demand Response Transit Services for the 2022-2023 Fiscal Year.**

F. Consider Action to Approve an **Interlocal Agreement between the Town of Little Elm and the City of Aubrey to Provide Jail Services for Class C Misdemeanor On-View Arrest and Municipal Warrants.**

G. Consider Action to Approve an **Interlocal Agreement between the Town of Little Elm and the Town of Providence Village to Provide Jail Services for Class C Misdemeanor On-View Arrest and Municipal Warrants.**

H. Consider Action to Approve **Expenditure of Funds with Russell Rodriguez Hyde Bullock, LLP for Public Safety Legal Services, in the Estimated Amount of $65,000.**

I. Consider Action to Accept the **Submission of the 2022 No-New-Revenue Tax Rate of $0.568265 per $100 Taxable Value and the Voter-Approval Tax Rate of $0.629900 per $100 Taxable Value.**

7. Regular Items.

A. Present, Discuss, and Consider Action to Approve a **Development Agreement between the Town of Little Elm and Paloma South LP.**

Development Services Director Fred Gibbs gave an overview of the item in the attached presentation.

The applicant gave a presentation on the new build-for-rent product on the north side and the process of acquiring the land and road maintenance.

Motion by Council Member Neil Blais, seconded by Council Member Tony Singh ***to approve the Development Agreement. Council Member Jeremy Lukas voted against.***

Vote: 6 - 1

B. Present, Discuss, and Consider Action to Approve **Resolution No. 0802202202 of the Town Council of the Town of Little Elm, Texas Consenting to the Annexation of Land into Denton County Fresh Water Supply District 8-A.**

Development Services Director Fred Gibbs stated that this resolution will give consent of the land into the district for the above project.

Motion by Council Member Jamell Johnson, seconded by Council Member Tony Singh ***to approve Resolution No. 0802202202. Council Member Jeremy Lukas voted against.***

Vote: 6 - 1

C. Present, Discuss, and Consider Action to Approve **Ordinance No. 1672 Establishing the 2022 Certified Estimate Appraisal Roll.**

Chief Financial Officer Kelly Wilson stated that this item is required under the Tax Code to present the tax roll that was given to the Town by the Denton County Appraisal District.

Motion by Council Member Michael McClellan, seconded by Council Member Jeremy Lukas ***to approve Ordinance No. 1672.***

Vote: 7 - 0 - Unanimously

D. Present, Discuss, and Consider Action on **Resolution No. 0802202201 for the Proposed FY 2022-2023 Property Tax Rate.**

Chief Financial Officer Kelly Wilson stated that this item sets the proposed tax rate of $0.6299. She stated that this is the lowest the tax rate has been in over a decade.

Motion by Council Member Michael McClellan, seconded by Council Member Neil Blais ***to approve Resolution No. 0802202201.***

Vote: 7 - 0 - Unanimously

E. Present and Discuss the **Submission of the Fiscal Year 2022-2023 Proposed Budget and Budget Message by the Town Manager**.

Chief Financial Officer Kelly Wilson stated that the budget has been filed with the Town Secretary's office and is available on the website.

F. Present, Discuss, and Consider Action on **Ordinance No. 1673 Amending Chapter 26 - Businesses and Business Regulations of the Code of Ordinances by Amending Sections 26-309and 26-310, and Adding Sections 26-311 and 26-312 to Article VIII, Short Term Rentals, to Provide for Revocation and Suspension of Short Term Rental Registration; Providing an Effective Date; and Providing for the Publication of the Caption Hereof.**

Director of Administrative Services Caitlan Biggs gave an overview of the item in the attached presentation. Council directed staff to increase the registration fee from the proposed $150 to $200. Additionally, to change the word discipline to enforcement.

Motion by Council Member Michael McClellan, seconded by Mayor Pro Tem Lisa Norman ***to approve Ordinance No. 1673 with the change in registration fee to $200 and the word discipline to enforcement.***

Vote: 7 - 0 - Unanimously

G. Present, Discuss, and Consider Action on **Ordinance 1674 Establishing a Youth Council and Adopting By-Laws.**

Motion by Council Member Neil Blais, seconded by Mayor Pro Tem Lisa Norman ***to approve Ordinance No. 1674 with a start date of January 2023.***

Vote: 7 - 0 - Unanimously

Director of Adminsitrative Services Caitlan Biggs gave an overview of the item in the attached presentation. At the conclusion, she recommended a start date of January 2023 to allow for an inaugural Youth Council to begin to meet prior to next summer. Town Council approved the recommendation.

8. Convene in Executive Session pursuant to Texas Government Code:

- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.

- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

Town Council entered into Executive Session at 7:37 p.m.

9. Reconvene into Open Session

Discussion and consideration to take any action necessary as the result of the Executive Session:

- COVID-19 Pandemic and the Town's response thereto, including the consideration of an emergency declaration ordinance.
- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

Town Council reconvened into Open Session at 8:25 p.m. No action was taken.

10. Adjourn.

Meeting adjourned at 8:26 p.m.

Respectfully,

Caitlan Biggs
Town Secretary

Passed and Approved this 16th day of August 2022.

Date:	08/16/2022
Agenda Item #:	6. B.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:

Consider Action to Approve the **Minutes from the August 3, 2022, Town Council Budget Workshop.**

DESCRIPTION:

The minutes for the August 3, 2022, Town Council Budget Workshop are attached for approval.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Minutes - August 3, 2022

D R A F T

Minutes
Town of Little Elm
100 W Eldorado Parkway
Little Elm, Texas 75068
214-975-0404
http://www.littleelm.org

TOWN COUNCIL BUDGET WORKSHOP
WEDNESDAY AUGUST 3, 2022 - 6:00 p.m.

Present: Mayor Curtis J. Cornelious; Council Member Neil Blais; Council Member Jamell Johnson; Council Member Tony Singh; Mayor Pro Tem Lisa Norman; Council Member Jeremy Lukas; Council Member Michael McClellan

Staff Present: Caitlan Biggs, Director of Administrative Services/Town Secretary; Jennette Espinosa, Executive Director; Joe Florentino, Assistant Town Manager; Matt Mueller, Town Manager; Chad Hyde, Director of Community Services; Deidre Hale, Human Resources Director; Doug Peach, Deputy Town Manager; Fred Gibbs, Director of Development Services; Jason Shroyer, Director of Public Works; Kate Graham, Assistant to the Town Manager; Kelly Wilson, Chief Financial Officer; Jon Bailey, Fire Captain; Shane Urrutia, Budget and Performance Specialist; Drew Bailey, Business Development Manager; Rodney Harrison, Police Chief

1. Call to Order Council Workshop at 6:00 p.m.

Workshop was called to order at 6:03 p.m.

2. Public Comments

Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code.

None.

3. Present and Discuss the **Proposed Budget and Financial Plan for Fiscal Years 2023 - 2027.**

No action taken.

4. Adjourn.

Workshop adjourned at 8:36 p.m.

Respectfully,

Caitlan Biggs
Town Secretary

Passed and Approved this 16th day of August 2022.

Date:	08/16/2022
Agenda Item #:	6. C.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Kate Graham, Assistant to the Town Manager

AGENDA ITEM:

Consider Action to Approve the **Updated Little Elm Boards and Commissions Policy.**

DESCRIPTION:

At its August 2, 2022, regular Town Council meeting, Town Council discussed updates to the Little Elm Boards and Commissions Policy. These updates have been incorporated into the attached document for approval.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Updated Boards and Commissions Policy

Boards and Commissions

Appointment Policy
(Updated 08/16/22)

The Mayor and Town Council Members are very interested in you serving as a member of a Town of Little Elm board or commission. As an interested resident and/or community leader, you can provide an invaluable service to the Town through your appointment and participation. Board and commission members volunteer many hours annually, sharing their time and expertise, and learning more about the Town through their appointment. Boards and commissions are established to offer residents and business owners an extraordinary opportunity to participate in the Town's governmental affairs and influence public policy in many areas. The Town has several boards, commissions, and committees that endeavor to reflect the varied interests of our Town's residents.

Some of the Town's boards and commissions are required and established by state law, while others result from provisions of the Town Charter or from local ordinances. A number of the bodies often exercise legal authority in some aspect of Town government. They address such subjects as planning, zoning, transportation, parks, libraries, buildings, and airports. Although many boards and commissions are advisory only, their influence and value can be significant. They make recommendations on a wide range of topics that eventually come before the Town Council.

Several boards and commissions have "sovereign authority," which means the Council has delegated some portion of its legislative authority to a resident board. Indeed, the Town has several "sovereign" boards and commissions that have clear decision-making authority, such as the Town's Planning and Zoning Commission, Board of Adjustment, Economic Development Corporation Board, and Community Development Corporation Board.

Advisory boards and committees are established to work with and through the Town staff to develop policies, procedures, and long range planning of projects that will affect that area of interest. The Town has a variety of advisory boards and committees, some of which are standing boards and committees (that remain in existence year round) and some of which are *ad hoc* boards and committees (which are created on an as-needed basis and which expire once the assigned work has been completed).

Members of the Town's boards and commissions are considered to be "officers" of the Town and, as such, are governed by several local and state guidelines and regulations that affect all boards and commissions, not the least of which is the Town of Little Elm's adopted Ethics Ordinance, the Town of Little Elm's adopted Governance Policy, and state's laws governing Open Meetings, Open Records, Nepotism, and Conflicts of Interest. Moreover, members of Town boards and commissions are expected to conduct themselves, both on and off of the board or commission, so as to give no occasions for distrust or raise questions of integrity.

Our boards and commissions are examining many of the vital issues that face our Town, so

you are encouraged to get involved and become a part of the solution. You have an opportunity to help maintain and improve the quality of life that we desire in Little Elm.

Appointment Process

Application forms for all boards, commissions, committees, and task forces can be accessed and submitted through the Town's website. Applications are considered current for 12 months after their original submittal, after which the application will be removed for consideration and a notice of such action emailed to the applicant. The applicant may reapply and submit a new application.

For those who are considering appointment to a board or commission, it is recommended that they contact the Town Secretary to receive information on the approximate time commitment required, as well as the meeting times and places.

All current members seeking re-appointment to their respective board, commission, and committee must fill out and submit a new application to re-apply for that position.

Interviews for board and commission vacancies will be conducted with the Mayor, Mayor Pro Tem, and the Council Liaison for that board or commission. Any board member serving less than a full-term that is up for renewal would not have to re-interview if they have served less than one year.

Applicants must submit a separate application for each board or commission appointment.

Applicants may not be a current Town employee. However, Town employees may serve as staff liaisons.

Minimum Qualifications

Applicants to sovereign boards or commissions may not be related, within the first two degrees, to an existing board member of the same board or commission.

Applicants must be residents of the Town for at least six months prior to date of appointment to be considered; non-voting ex-officio board appointments are available on some boards and commissions that may be open to non-Town residents.

Applicants must be qualified voters in the Town at the time of appointment, except where provided by State law.

Applicants must not be in arrears to the Town of Little Elm for bills or taxes when proposed nor during their tenure on the board or commission. Failure to remedy such arrears, within five working days of written notification, will result in immediate and automatic disqualification for appointment. A person is not disqualified from board service (not in arrears on Town taxes, water service charges or other obligations owed to the Town) if the person has entered into an agreement (authorized by the Town, state law, or court order) to pay the obligation on a scheduled payment plan and is current on payment under the plan and in compliance with all terms and conditions of the plan.

Applicants must not be adverse parties to pending litigation or a claim against the Town or a Town employee.

Applicants must not be employees or business associates of either an adverse party or a representative of an adverse party to pending litigation or a claim against the Town or a Town employee.

Applicants may not duly serve on multiple boards as a member or ex-officio, but may duly serve in a temporary ad-hoc capacity.

Applicants must submit to a driver's record and criminal history check prior to appointment; failure to retain a clear record (a record without significant criminal violations) may result in immediate and automatic disqualification for appointment.

Applicants must agree to attend sufficient meetings to fulfill their obligations to the board or commission; members who miss 3 consecutive meetings or 1/3rd of the regularly scheduled meetings in a 12-month calendar period (except for personal, family health related reasons, or as excused by the board or commission), will result in immediate and automatic disqualification for appointment. Applicants must have a creditable record of attendance and performance in any previous board or commission service.

Applicants must show some degree of qualification or special interest for participation on the board or commission for which they have applied. Prior participation in Citizen Government Academy, Citizen Policy Academy, and/or Citizen Fire Academy is preferred.

Applicants representing outside agencies must meet the same qualifications as any sitting board or commission member; failure to comply will result in immediate and automatic disqualification for appointment. Appointments proposed for representation of outside agencies will still require a prior presentation before the sitting board or commission for which they applied and concurrence of that board or commission before they may be considered by the Town Council.

If an applicant holds a position with a non-Little Elm board or commission, it will be evaluated on a case-by-case basis to determine if that position would conflict with the duties and responsibilities of the Town of Little Elm board or commission appointment. Members who have already been appointed to a Little Elm board or commission that become appointed to a non-Little Elm board or commission should notify the Chair of that board within 30 days of the new appointment.

Applicants should be present at the meeting when their appointment is considered by the Town Council and must be prepared to answer any questions related to their appointment application.

Meeting Information and Schedules

The following page is a list of meeting schedules for each board and commission for the Town of Little Elm. To confirm that the meeting date, time, and place is accurate for this month's meeting, or to find out what items are on the respective agendas, please call the

Town Secretary at 214-975-0452 or view the agenda on the Town's website.

Boards and Commission Meeting Schedules

Name	Status	Meeting Schedule	Council Liaison or Appointee	Town Staff
Board of Zoning Adjustment or Appeals	Sovereign	Generally meets 1st Monday of each month, 6 p.m., Town Hall, 100 W Eldorado Parkway, Town Council Chambers	Jamell Johnson	Planning Manager, 214-975-0472
Community Development Corporation	Sovereign	Quarterly at 6 p.m., Little Elm Recreation Center, 303 Main St., 1st Floor Conference Room	Lisa Norman	Community Services Director, 972-377-5564
Economic Development Corporation	Sovereign	Generally Second Monday of the month, 6 p.m., Town Hall, 100 W Eldorado Parkway, 2nd Floor Glass Conference Room	Michael McClellan	EDC Executive Director, 214-975-0455
Planning and Zoning Commission	Sovereign	First and Third Thursday of the month, 6:30 p.m., Town Hall, 100 W Eldorado Parkway, Town Council Chambers	Jamell Johnson	Planning Manager, 214-975-0472
Tax Increment Financing Reinvestment Board, TIRZ 3, 4, 5, and 6	Sovereign	Meets as needed, 6 p.m., Town Hall, 100 W Eldorado Parkway, Town Council Chambers	N/A	Chief Financial Officer, 214-975-0450
Little Elm Animal Shelter Advisory Committee		Meet as needed	N/A	Director of Community Services, 972-731-3296
Veterans Committee		Quarterly	N/A	Town Manager's Office, 2149-975-0406

Date:	08/16/2022
Agenda Item #:	6. D.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Kate Graham, Assistant to the Town Manager

AGENDA ITEM:

Consider Action to Approve **Seven Appointments to the Little Elm Veterans Committee.**

DESCRIPTION:

On May 3, 2022 the Town Council established the Little Elm Veterans Committee. The Veterans Committee shall consist of seven (7) members appointed by the Town Council, at least five (5) of whom shall be military veterans. All seven (7) members shall reside within the Town limits of the Town of Little Elm. The term of each member shall be for three (3) years, except that the original members shall be appointed for staggered terms, three (3) for two (2) years, and four (4) for three (3) years.

Applications for the committee were opened in June 2022 for resident to apply. The selection committee, made up of the Mayor, Mayor Pro Tem, and Council Liaison to the Veterans Committee interviewed applicants the last week of July 2022 and have made their selections for the committee. The selection committee's recommendations are listed below. Upon approval of this item, the individuals listed below will be appointed to the Veterans Committee.

Original Appointees for two (2) year term:
Wanda Muldoon
Robert Passerelle Jr
Jason Salsbury

Original Appointees for three (3) year term:
Jeanie Beal
Joselyn Passerelle
William Roebken
Michael Watts

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:
Staff recommends approval.

Date:	08/16/2022
Agenda Item #:	6. E.
Department:	Public Works
Strategic Goal:	Ensure excellence in public services while keeping up with the growth in the community
Staff Contact:	Jason Shroyer, Director of Public Works

AGENDA ITEM:

Consider Action to Approve a **Purchase Agreement with Alfa Laval, Inc., for the Repair of the Belt Press at the Town's Wastewater Treatment Plant in an Amount not to Exceed $60,671.02.**

DESCRIPTION:

The Town owns and operates a 4 million gallon per day (MGD), activated sludge wastewater treatment plant. This plant uses several key processes to clean raw wastewater so that it can be discharged back into Lake Lewisville in a safe, and environmentally compliant manor. During the treatment process, solids are removed as the water is filtered and disinfected so that it may be discharged as effluent into Lake Lewisville. These solids go through a process to remove all the retained water so that they may be hauled to the Denton Landfill for disposal. This de-watering process utilizes a piece of equipment called a belt-press to squeeze the liquids from the solids. The solids are placed on a series of belts and rollers, and continuously pressed under extreme pressure to remove the excess liquid. The liquid is transported back through the treatment process and the solids are placed in large dumpsters and hauled off to the landfill daily.

The belt press was installed in the late 2000s and has undergone maintenance as needed every 4-5 years. The current unit is not in operation due to multiple bearing failures. The typical life for these types of bearings is 4-5 years, and these are at the end of their usable life. Each of the bearings needs to be replaced in order to bring the belt press unit back online. The proposal with Alfa Laval, the manufacturer of the belt press, includes:

- replacement of 28 damaged bearing assemblies
- replacement of snap rings, seals and spacers
- all labor to complete installation

Alfa Laval technicians will perform the work to replace the damaged bearings and will also assist with startup once the work is completed. They expect the work to take several days to complete. The parts are readily available, and Alfa Laval should be able to begin work within two (2) weeks of authorization. This work will be performed by Alfa Laval as a sole source. Chapter 252.022 of the Local Government Code authorizes sole source purchases. The use of this exemption satisfies statutory procurement requirements.

The Wastewater Treatment budget has funds available due to salary savings because of an unfilled position, and these funds will be utilized for this repair. A budget amendment will be created to transfer these funds.

BUDGET IMPACT:

Operating budget salary savings are available for use in the Wastewater Treatment budget, 612-72.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Proposal

Quotation

Customer
Little Elm, Town of
1600 Mark Tree Ln

Little Elm, TX 75068
UNITED STATES

Delivery address
Little Elm, Town of
Attn: T. Walker
1600 Mark Tree Ln
Little Elm, TX 75068
UNITED STATES

Your reference

Invoice address
Little Elm, Town of
Attn: Accounts Payable
100 W Eldorado Pkwy
Little Elm, TX 75068
UNITED STATES

Your reference

Date of request
07/21/2022

Customer request no
TBA

Quote no **O-220721-00718**
Version **1**

Your VAT reg no

Goodsmark
T.Walker
PH:214-471-0358

Delivery contact

Our reference

Contact person
Marc Arquit

Our reference
Melanie Arnett

Date
07/21/2022

Expiry date
09/21/2022

Payment terms
Net 30 Days

Delivery method
Truck Freight

Delivery terms (Incoterms 2020*)
DAP - Delivered At Place
Little Elm

Cust no
E1814081

Description
ALL NEW BEARING+LBR

Delivery dates are best estimates. Where zero days are quoted, items are available ex-stock subject to prior sale.

Assignm. No 1

Ln	Description	Cust Pos/Item	Lead time	Quantity	Net price	Amount
1	D/7220 ASSY, BRG 75mm SPH, PR/TE/GU D	AS058775		23.00 PCE	1,180.88	27,160.24
2	D/7220 SEAL ASSY, BRG HSG, 3-1/4"	AS040267		23.00 PCE	239.66	5,512.18
3	AS030330 SNAP RING, EXTERNAL, 75mm BRG		0	27.00 PCE	26.79	723.33
4	AS058777 ASSY, SPH BRNG THRU 75MM KP/AB		0	1.00 PCE	2,388.12	2,388.12

Alfa Laval Inc. (AL) will process personal data supplied by you for the purpose of enabling AL to perform any contractual obligations towards you and to fulfil AL's statutory obligations. An application by you for information of your personal data registered by us must be made in writing to AL.
The general conditions of sale are according to AL's General Conditions Of Sale if nothing else is stated. An extra copy of these conditions will be sent to you upon request.
The goods to be delivered may be subject to export license requirement. AL reserves the right to cancel the order without any liability for damage or loss arising out of or relating to the cancellation in the event such an export license is not granted by competent export control authority.
Attention of the buyer is drawn to the following: Indirect, special and/or consequential damages are excluded from Supplier's liability and Supplier's total liability shall never exceed a maximum cumulative amount equal to 15 % of the contract price. Should parts of the contract be held to be invalid or otherwise unenforceable in any jurisdiction, any other contract provisions shall not be affected.

Alfa Laval Inc.
5400 Int. Trade Drive
Richmond, VA 23231
United States
Fed. I.D. No.: 13-1681631

Please send remittance to:
P.O. BOX 123227
Dallas, TX 75312-3227

Local sales office
Alfa Laval Inc.
5400 Int. Trade Drive
Richmond, VA 23231
United States

Contact
Tel.: (804) 222-5300

customerservice.richmond@alfalaval.com
www.alfalaval.com

Quotation

Customer
Little Elm, Town of
Cust no
E1814081

Your reference

Customer request no
TBA

Quote no	Version
O-220721-00718	**1**

Date
07/21/2022

Assignm. No 1

Ln	Description	Cust Pos/Item	Lead time	VAT	Quantity	Net price	Amount
5	AS040512 SPACER, 75mm BRG		0		26.00 PCE	28.37	737.62
6	SDLP 2 TECHS @ 4 DAYS w/ TRVL(8hrs)	Est.: LBR/TRVL			8.00 PCE	1,800.00	14,400.00
7	L In Case OVT Required -$225per	Est. OVT			1.00 AMT	225.00	225.00
8	L 5 GAL Grease Pail	Grease			1.00 AMT	250.00	250.00
9	AS058776 ASSY, BRG 75mm CYL, STEERING		0		4.00 PCE	2,285.64	9,142.56

Item value	60,539.05
Freight	131.97
Order total USD	**60,671.02**

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5400 Int. Trade Drive
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Local sales office
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5400 Int. Trade Drive
Richmond, VA 23231
United States

Contact
Tel.: (804) 222-5300

customerservice.richmond@alfalaval.com
www.alfalaval.com

Date:	08/16/2022
Agenda Item #:	6. F.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Termination of Reimbursement Agreement and Performance Agreement between the Tax Increment Reinvestment Zone Number Three and the Little Elm Economic Development Corporation.**

DESCRIPTION:

On or about April 20, 2021, TIRZ #3 and the Little Elm EDC entered into the original Reimbursement Agreement and Performance Agreement concerning the payment of a reserved amount of **Two Hundred thousand and No/100 Dollars ($200,00.00)** by TIRZ #3 to Government Capital in the event the Little Elm EDC was unable to make the required payment against their loan.

TIRZ #3 and Little Elm EDC now desire to **terminate and release the parties** of the obligations contained in the Original Agreement by approving this Termination Agreement.

BUDGET IMPACT:

The backup amount of **Two Hundred thousand and No/100 Dollars ($200,00.00)** can be released from the TIRZ #3 budget.

RECOMMENDED ACTION:

Staff recommends approval of the Termination Agreement as presented.

Attachments

Termination Agreement - TIRZ#3 and EDC

TERMINATION OF REIMBURSEMENT AGREEMENT AND PERFORMANCE AGREEMENT

This Termination of Reimbursement Agreement and Performance Agreement (hereinafter referred to as the "Termination Agreement") is entered into on the ___ day of _____, 2022, by and between the **TAX INCREMENT REINVESTMENT ZONE, NUMBER THREE, TOWN OF LITTLE ELM, TEXAS**, a tax increment reinvestment zone created by the Town of Little Elm, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as "TIRZ # 3"), and the **LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the "EDC").

R E C I T A L S:

WHEREAS, on or about April 20, 2021, TIRZ # 3 and EDC entered into the original Reimbursement Agreement and Performance Agreement (the "Original Agreement") concerning the payment of a reserve amount of **Two Hundred Thousand and No/100 Dollars ($200,000.00)** (the "Reserve Amount") by TIRZ # 3 to Government Capital in the event the EDC was unable to make the required payment; and

WHEREAS, Government Capital agrees to release TIRZ # 3 from the obligation to pay the Reserve Amount; and

WHEREAS, TIRZ # 3 and the EDC now desire to terminate and release the parties of the obligations contained in the Original Agreement by approving this Termination Agreement.

NOW, THEREFORE, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, TIRZ # 3 and EDC covenant and agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Termination Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERMINATION OF ORIGINAL AGREEMENT AND ANY AMENDMENTS.

(a) The Original Agreement and any amendments related thereto by and between TIRZ # 3 and the EDC is hereby terminated.

(b) TIRZ # 3 and the EDC covenant and agree that each party shall have no further obligation to the other party under the Original Agreement and any amendments related thereto.

IN WITNESS WHEREOF, the parties hereto have executed this Termination of Reimbursement Agreement and Performance Agreement on the day and year first above-written.

TIRZ # 3:

TAX INCREMENT REINVESTMENT ZONE, NUMBER THREE, TOWN OF LITTLE ELM, TEXAS,
a tax increment reinvestment zone created by the Town of Little Elm, Texas, pursuant to Chapter 311 of the Texas Tax Code,

By: _____
Curtis J. Cornelious, President
Date Signed: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Curtis J. Cornelious, President of the Tax Increment Reinvestment Zone, Number Three, Town of Little Elm, Texas, a tax increment reinvestment zone created by the Town of Little Elm, Texas, pursuant to Chapter 311 of the Texas Tax Code, on behalf of said Texas tax increment reinvestment zone.

_____
Notary Public, State of Texas

EDC:

LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Ken Eaken, President
Date Signed: _____

STATE OF TEXAS **§**
§
COUNTY OF DENTON **§**

This instrument was acknowledged before me on the ____ day of _____, 2022, by Ken Eaken, President of the Little Elm Economic Development Corporation, a Texas non-profit corporation, on behalf of said Texas corporation.

_____
Notary Public, State of Texas

APPROVED BY TOWN:

TOWN:

TOWN OF LITTLE ELM, TEXAS,
a Texas home-rule municipality,

By: _____
Curtis J. Cornelious, Mayor
Date: _____

ATTEST:

_____
Caitlan Biggs, Town Secretary

APPROVED AS TO FORM:

_____
Robert F. Brown, Town Attorney

Date:	08/16/2022
Agenda Item #:	6. G.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **First Amendment to Loan Agreement and Series 2021 Note between Little Elm Economic Development Corporation and Southside Bank, a Texas State Banking Corporation, as Assignee of Government Capital Corporation.**

DESCRIPTION:

In April 2021, the Little Elm EDC and Government Capital entered in to a Loan Agreement and Series 2021 Note. At that time, through a Reimbursement Agreement between Little Elm EDC and Tax Increment Reinvestment Zone Number Three, TIRZ #3 committed to pledge funds on an annual basis, which was intended as a backup source in the event of a shortfall on the EDC loan in the amount of Seven Million Five Hundred Ninety Three Thousand, Seven Hundred Fifty and No/100 Dollars ($7,593,750.00).

TIRZ #3 annually reserved **Two Hundred Thousand and No/100 Dollars ($200,000.00)** as a Pledge and Source of Payment for the EDC Loan Agreement and 2021 Note.

This amendment removes the requirement of the Pledge and Source of Payment. The back up source of funds in the TIRZ #3 budget for the amount of **Two Hundred Thousand and No/100 Dollars ($200,000.00)** is no longer a required obligation of the Loan Agreement and Series 2021 Note.

BUDGET IMPACT:

The earmarked amount of funds in the TIRZ #3 budget for **Two Hundred Thousand and No/100 Dollars ($200,000.00)** can be released.

RECOMMENDED ACTION:

Staff recommends approval of the First Amendment to the Loan Agreement and Series 2021 Note as presented.

Attachments

EDC First Amendment to Loan Series 2021 Note

FIRST AMENDMENT TO LOAN AGREEMENT AND SERIES 2021 NOTE

THIS FIRST AMENDMENT TO LOAN AGREEMENT AND SERIES 2021 NOTE (the "First Amendment"), dated as of **August 8, 2022**, is between LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION, a political sub-division or agency organized and existing under the laws of the State of Texas ("EDC") and Southside Bank, a Texas state banking corporation ("Bank"), as assignee of GOVERNMENT CAPITAL CORPORATION ("GCC").

RECITALS:

A. EDC and GCC entered into that certain Loan Agreement and Series 2021 Note dated as of April 15, 2021, along with other exhibits and attachments ("Loan Documents").

B. GCC assigned its rights under the Loan Documents to the Bank.

C. EDC and Bank now desire to amend the Loan Documents as herein set forth.

NOW, THEREFORE, in consideration of the premises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I

Definitions

1.1 Definitions. Capitalized terms used in this First Amendment, to the extent not otherwise defined herein, shall have the same meanings as in the Loan Documents, as amended hereby.

ARTICLE II

Amendments to Loan Documents - effective as of **August 8, 2022**

2.1 Amendment to the Loan Agreement.

Section 1.1 Definitions.

The definition of "Loan Documents" is hereby replaced with "Collectively, this Agreement, the Series 2021 Note, the Sales Tax Remittance Agreement, and the Resolution".

The "TIRZ Agreement" definition is now hereby removed.

Section 4.3 Pledge and Source of Payment. The following sentence is hereby removed – "The Corporation's obligations under the Series 2021 Note are further secured by the pledge of Tax Increment Funds as set forth in the TIRZ Agreement."

2.2 Amendment to the Index and the rest of the Loan Documents. Any reference to the TIRZ Agreement not referenced herein are hereby removed.

ARTICLE III

Ratifications, Representations and Warranties

3.1 Ratifications. The terms and provisions set forth in this First Amendment shall modify and supersede all inconsistent terms and provisions set forth in the Loan Documents and except as expressly modified and superseded by this First Amendment, the terms and provisions of the Loan Documents are ratified and confirmed and shall continue in full force and effect. EDC and Bank agree that the Loan Documents as amended hereby shall continue to be legal, valid, binding and enforceable in accordance with its terms.

3.2 Representations and Warranties. EDC hereby represents and warrants to Bank that (i) the execution, delivery and performance of this First Amendment and any and all other Loan Documents executed and/or delivered in connection herewith have been authorized by all requisite corporate action on the part of EDC and will not violate the articles of incorporation or bylaws of EDC, (ii) except as modified or waived by this First Amendment, the representations and warranties contained in the Loan Documents and any other Loan Document are true and correct on and as of the date hereof as though made on and as of the date hereof, (iii) except as modified or waived by this First Amendment, no Event of Default has occurred and is continuing and no event or condition has occurred that with the giving of notice or lapse of time or both would be an Event of Default, and (iv) EDC is in full compliance with all covenants and Loan Documents contained in the Loan Documents, as modified or waived by the terms of this First Amendment.

3.3 No Material Modification. Solely for purposes of Section 103 of the Internal Revenue Code, the Bank represents that the change to the interest rate and payment amounts under the Loan Documents do not affect the Bank's expectation of repayment by the EDC.

ARTICLE IV

Miscellaneous

4.1 Survival of Representations and Warranties. All representations and warranties made in this First Amendment shall survive the execution and delivery of this First Amendment and no investigation by Bank or any closing shall affect the representations and warranties or the right of Bank to rely upon them.

4.2 Expenses. As provided in the Loan Documents, EDC agrees to pay on demand all costs and expenses incurred by Bank in connection with the preparation, negotiation, and execution of this First Amendment, including without limitation the costs and fees of legal counsel.

4.3 Severability. Any provision of this First Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this First Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

4.4 Applicable Law. This First Amendment shall be governed by and construed in accordance with the laws of the State of Texas.

4.5 Successors and Assigns. This First Amendment is binding upon and shall inure to the benefit of EDC and Bank and their respective successors and assigns.

4.6 Counterparts. This First Amendment may be executed in one or more counterparts, each of which when so executed shall be deemed to be an original, but all of which when taken together shall constitute one and the same instrument.

4.7 Headings. The headings, captions, and arrangements used in this First Amendment are for convenience only and shall not affect the interpretation of this First Amendment.

4.8 THIS FIRST AMENDMENT AND ALL OTHER INSTRUMENTS, DOCUMENTS AND LOAN DOCUMENTS EXECUTED AND DELIVERED IN CONNECTION WITH THIS FIRST AMENDMENT EMBODY THE FINAL, ENTIRE LOAN DOCUMENTS AMONG THE PARTIES HERETO AND SUPERSEDE ANY AND ALL PRIOR COMMITMENTS, LOAN DOCUMENTS, REPRESENTATIONS AND UNDERSTANDINGS, WHETHER WRITTEN OR ORAL, RELATING TO THIS FIRST AMENDMENT, AND MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL LOAN DOCUMENTS OR DISCUSSIONS OF THE PARTIES HERETO.

THERE ARE NO UNWRITTEN ORAL LOAN DOCUMENTS AMONG THE PARTIES HERETO.

Executed as of the date first written above.

EDC:
LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: _____
Title: President of the Board

Attest:

_____

Name: _____
Title: Secretary of the Board

Bank:
SOUTHSIDE BANK

By: _____
Name: Greg Sims
Title: Executive Vice President

Date:	08/16/2022
Agenda Item #:	6. H.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Amended and Restated Reimbursement Agreement and Performance Agreement between Tax Increment Zone Number Three, Town of Little Elm and Little Elm EDC.**

DESCRIPTION:

The EDC has a loan contract with Government Capital to fund certain project costs within TIRZ #3. The TIRZ #3 desires to reimburse the EDC for a portion of the loan with the Town ad valorem taxes and deposited into TIRZ #3 Tax Increment Fund from the Hotel constructed on the Property but not to exceed **sixty Thousand and No/100 Dollars ($60,000.00)** per year, and the total aggregate payment of **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00).**

Obligations of the EDC

- The EDC covenants and agrees to provide to the Town or TIRZ #3 upon request any documentation reflecting the Government Capital loan to finance TIRZ #3 project costs.

Obligations of TIRZ #3

- **Payments Solely from TIRZ # 3 Tax Increment Fund**. Payment will be made solely from funds available in the TIRZ #3 Increment Fund, as such funds are on deposit in the TIRZ #3 TIF and which are attributed to ad valorem taxes paid and collected on the property (Exhibit A). The Amendment aligns with the timing of the development on said property.

- **Grant Amount.** TIRZ # 3 covenants and agrees to pay EDC annually during the Term of this Agreement one hundred percent (100%) of the monies collected from ad valorem taxes and deposited into the TIRZ # 3 Tax Increment Fund attributable to the revenues paid and collected on the Property (Exhibit A)but not to exceed the Grant Amount **Sixty Thousand and No/100 Dollars ($60,000.00)** per year. The aggregate of payments pursuant to this Agreement shall not exceed **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00).**

- **Frequency and Amount of Payment.** The frequency and amount of payment to EDC under this Agreement shall coincide with the frequency and amount of payments made by the

various taxing units into the TIRZ # 3 Tax Increment Fund from fiscal year to fiscal year. Subject to all limitation and conditions precedent contained in this Agreement, TIRZ # 3 agrees to make Grant Amount payments to EDC within thirty (30) days after receipt of payments into the TIRZ # 3 Tax Increment Fund.

BUDGET IMPACT:

The **Grant Amount** equal to the amount of **Sixty Thousand and No/100 Dollars ($60,000.00)** per year, paid from funds solely available in the TIRZ # 3 Tax Increment Fund, and generated solely from ad valorem taxes collected on the Property (Exhibit A). The aggregate of payments pursuant to this Agreement shall not exceed **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00)**

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Amended and Restated Reimbursement TIRZ #3 and EDC - hotel

TAX INCREMENT REINVESTMENT ZONE NUMBER THREE,
TOWN OF LITTLE ELM, TEXAS,
AND
LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION,

AMENDED AND RESTATED REIMBURSEMENT AGREEMENT AND PERFORMANCE AGREEMENT

This **AMENDED AND RESTATED REIMBURSEMENT AGREEMENT AND PERFORMANCE AGREEMENT** (hereinafter referred to as this "Agreement") is made and entered into by and among the **TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, TOWN OF LITTLE ELM, TEXAS**, (hereinafter referred to as the "TIRZ # 3"), a tax increment reinvestment zone created by the Town of Little Elm, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, and the **LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the "LEEDC"), is made and executed on the following recitals, terms and conditions.

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the "Act"), the Town Council of the Town of Little Elm, Texas, a Texas home rule municipality (hereinafter referred to as the "Town") adopted Ordinance No. 1175 on October 15, 2013, which ordinance, among other things, (i) created, established, and designated an area within the corporate limits of the Town as "Reinvestment Zone Number Three, Town of Little Elm, Texas" (the "Reinvestment Zone"), (ii) created a Board of Directors for the Reinvestment Zone, and (iii) established a tax increment fund for the Reinvestment Zone; and

WHEREAS, Section 311.010(b) of the Act provides that the Board of Directors of TIRZ # 3 (hereinafter referred to as the "Board") may enter into agreements as the Board consider necessary or convenient to implement the Project and Financing Plan and achieve its purposes; and

WHEREAS, Section 311.010(h) of the Act authorizes the Board subject to the approval of the Town Council of the Town, "to implement the project plan and reinvestment zone financing plan and achieve their purposes, may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone. For purposes of this subsection, on approval of the municipality or county, the board of directors of the zone has all the powers of a municipality under Chapter 380, Local Government Code. The approval required by this subsection may be granted in an ordinance, in the case of a zone designated by a municipality, or in an order, in the case of a zone designated by a county, approving a project plan or reinvestment zone financing plan or approving an amendment to a

project plan or reinvestment zone financing plan"; and

WHEREAS, the Board has concluded and hereby finds that this Agreement clearly promotes economic development in the Town of Little Elm, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution and Section 311.010(h) of the Act by assisting in the development and diversification of the economy of the State of Texas and the Town, by eliminating unemployment or underemployment in the State of Texas, and the Town, and by the development or expansion of commerce within the State of Texas, and the Town; and

WHEREAS, the Board has determined that it is in the best interest of TIRZ # 3 to contract with LEEDC, in order to provide for the efficient and effective implementation of certain aspects of the TIRZ # 3's Project and Financing Plan; and

WHEREAS, LEEDC entered into a loan agreement with Government Capital to fund certain project costs within TIRZ # 3; and

WHEREAS, TIRZ # 3 desires to reimburse LEEDC for said loan with the Town ad valorem taxes collected and deposited into TIRZ # 3 Tax Increment Fund from the Hotel constructed on the Property ***(Exhibit A)*** but not to exceed **Sixty Thousand and No/100 Dollars ($60,000.00)** per year; and

WHEREAS, the LEEDC is a Type A economic development corporation operating pursuant to Chapter 504 of the Texas Local Government Code, as amended, and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . ."; and

WHEREAS, the LEEDC's Board of Directors have determined the financial assistance provided is consistent with and meets the definition of "project" as that term is defined in Section 501.103 of the Texas Local Government Code; and the definition of "cost" as that term is defined by Section 501.152 of the Texas Local Government Code.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TIRZ # 3 and the LEEDC agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall

be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, and shall continue thereafter until **February 1, 2038**, unless terminated sooner under the provisions hereof. This Agreement shall be continued in effect for the purposes of paying LEEDC any monies from the TIRZ # 3 Tax Increment Fund due and payable by January 31, 2038.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

(a) **Act.** The word "Act" means the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended.

(b) **Agreement.** The word "Agreement" means this Amended and Restated Reimbursement Agreement and Performance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any, authorized pursuant to Section 311.010 of the Act.

(c) **Board.** The word "Board" means the Board of Directors of TIRZ # 3 authorized by Section 311.009 of the Act. For the purposes of this Agreement, Board's address is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

(d) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between TIRZ # 3 and the LEEDC.

(e) **Event of Default.** The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(f) **Grant Amount.** The words "Grant Amount" mean a grant equal to the amount of **Sixty Thousand and No/100 Dollars ($60,000.00)** per year, paid from funds solely available in the TIRZ # 3 Tax Increment Fund, and generated solely from ad valorem taxes collected on the Property [i.e. Area 4]. The aggregate of payments pursuant to this Agreement shall not exceed **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00).**

(g) **LEEDC.** The term "LEEDC" means the Little Elm Economic Development Corporation, a Type A economic development corporation, and a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

(h) **Property.** The word "Property" means the approximately 2.43-acre tract of land

comprising the hotel, as depicted in said survey attached hereto as ***Exhibit A***, which is incorporated herein for all purposes.

(i) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

(j) **TIRZ # 3.** The words "TIRZ # 3" mean the tax increment financing reinvestment zone named Tax Increment Reinvestment Zone Number Three, Town of Little Elm, Texas, created by Town Ordinance No. 1175, approved by the Town Council of the Town on October 15, 2013, as amended, and as authorized by the Act.

(j) **TIRZ # 3 Tax Increment Fund.** The words "TIRZ # 3 Tax Increment Fund" mean the tax increment fund established pursuant to Section 311.014 of the Act, and Section 6 of Ordinance No. 1175, approved by the Town Council of the Town on October 15, 2013.

(m) **Town.** The word "Town" means the Town of Little Elm, Denton County, Texas, a Texas home-rule municipality. For the purposes of this Agreement, Town's address is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

SECTION 4. OBLIGATIONS OF LEEDC.

The LEEDC covenants and agrees while this Agreement is in effect the LEEDC shall comply with the following terms and conditions:

(a) **Documentation on Government Capital Loan.** LEEDC covenants and agrees to provide to the Town or TIRZ # 3 upon request any documentation reflecting the Government Capital loan to finance TIRZ # 3 project costs.

(b) **Performance**. The LEEDC agrees to perform and comply with all terms, conditions and provisions set forth in this Agreement, and any other agreements by and between the Town, TIRZ # 3 and LEEDC.

SECTION 5. OBLIGATIONS OF TIRZ # 3.

TIRZ # 3 covenants and agrees while this Agreement is in effect TIRZ # 3 shall comply with the following terms and conditions:

(a) **Payments Solely from TIRZ # 3 Tax Increment Fund.** In consideration of LEEDC's obligations and expenditures including the Government Capital loan to finance TIRZ # 3 project costs, TIRZ # 3 and LEEDC agree, subject to the conditions contained in this Agreement, to make an economic development grant to LEEDC in the Grant Amount from current funds in the TIRZ # 3 Tax Increment Fund, as such funds are on deposit in the TIRZ # 3 Tax Increment Fund and which are attributable to ad valorem taxes paid and

collected on the Property [i.e. Area 4]; provided however, that notwithstanding any other provisions to the contrary, the obligation to make Grant Amount payments to LEEDC as described below shall be limited to the Grant Amount. TIRZ # 3 and LEEDC agree that the Grant Amount payments shall be only from the TIRZ # 3 Tax Increment Fund, subject to the conditions and limitations set out in this Agreement, and only to the extent such funds are on deposit or to be deposited in the TIRZ # 3 Tax Increment Fund.

(b) **Grant Amount.** TIRZ # 3 covenants and agrees to pay LEEDC annually during the Term of this Agreement one hundred percent (100%) of the monies collected from ad valorem taxes and deposited into the TIRZ # 3 Tax Increment Fund attributable to the revenues paid and collected on the Property (Attached Survey, ***Exhibit A***) but not to exceed the Grant Amount [Sixty Thousand and No/100 Dollars ($60,000.00)] per year. The aggregate of payments pursuant to this Agreement shall not exceed **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00).**

(c) **Frequency and Amount of Payment.** The frequency and amount of payment to LEEDC under this Agreement shall coincide with the frequency and amount of payments made by the various taxing units into the TIRZ # 3 Tax Increment Fund from fiscal year to fiscal year. Subject to all limitation and conditions precedent contained in this Agreement, TIRZ # 3 agrees to make Grant Amount payments to LEEDC within thirty (30) days after receipt of payments into the TIRZ # 3 Tax Increment Fund.

(d) **Performance**. TIRZ # 3 agrees to perform and comply with all terms, conditions and provisions set forth in this Agreement, and any other agreements by and between the Town, TIRZ # 3 and LEEDC.

SECTION 6. EVENT OF DEFAULT.

(a) **General Event of Default.** Failure of LEEDC or TIRZ # 3 to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of LEEDC or TIRZ # 3 to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between the LEEDC and TIRZ # 3 is an Event of Default.

SECTION 7. EFFECT OF AN EVENT OF DEFAULT.

Failure of TIRZ # 3 or LEEDC to comply with or perform any term, obligation or condition of this Agreement shall constitute an Event of Default. The non-defaulting party shall give written notice to the other parties of any default, and the defaulting party shall have thirty (30) days to begin to cure said default. Should said default remain uncured, the non-defaulting party or parties shall have the right to terminate this Agreement, enforce specific performance as appropriate, or maintain a cause of action for damages caused by the event(s) of default.

SECTION 8. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas.

(c) **Assignment.** No Party shall have the right to assign its rights and/or obligations under this Agreement, or any interest herein, without the prior written consent of the other Parties.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. TIRZ # 3 warrants and represents that the individual executing this Agreement on behalf of TIRZ # 3 has full authority to execute this Agreement and bind TIRZ # 3 to the same. LEEDC warrants and represents that the individual executing this Agreement on LEEDC's behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Severability.** The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

(h) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(i) In accordance with Section 2270.002 of the Texas Government Code (as added by Tex. H.B. 89, 85th Leg., R.S. (2017)), the LEEDC verifies that it does not boycott Israel and will not boycott Israel during the Term of this Agreement.

(j) In accordance with Section 2252.152 of the Texas Government Code (as added by Tex. S. B. 252, 85th Leg., R.S. (2017), the Parties covenant and agree that the LEEDC is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

[The Remainder of this Page Intentionally Left Blank]

THE PARTIES ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND THE PARTIES AGREE TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS DEFINED HEREIN.

TIRZ # 3:

TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, TOWN OF LITTLE ELM, TEXAS,

By: _____
Name: _____
Chairperson
Date Signed: _____

LEEDC:

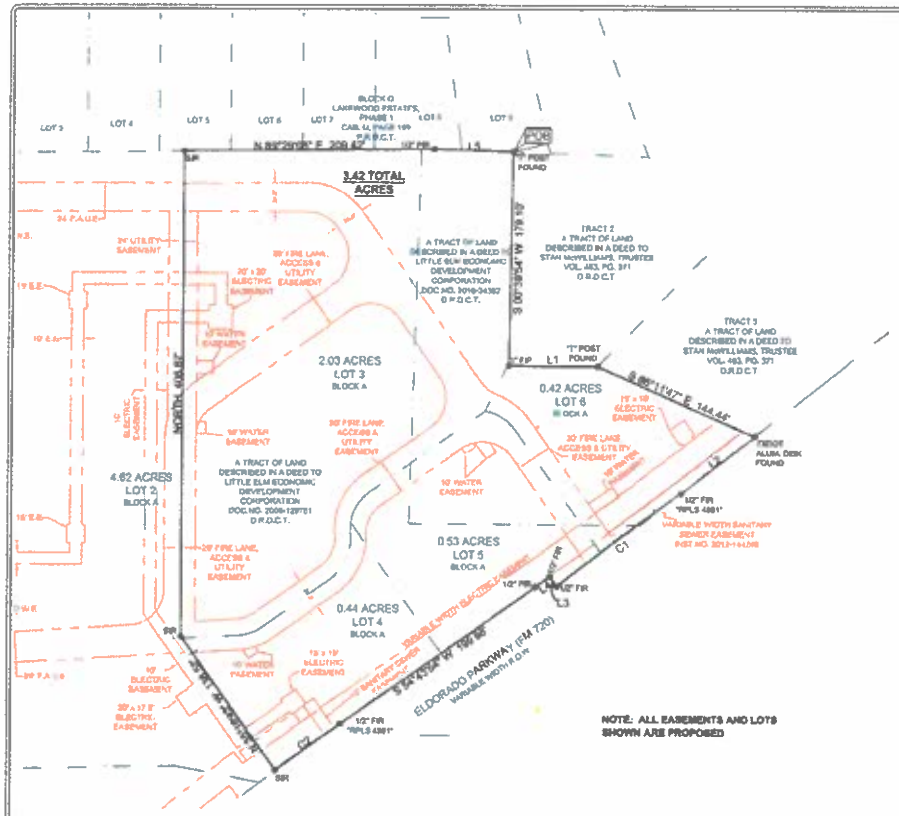
LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Ken Eaken, President
Date Signed: _____

Exhibit A

[Description of the Property]

Survey



LINE	BEARING	DISTANCE
L1	S 89°30'09" E	74.37'
L2	S 61°42'09" W	73.01'
L3	N 34°58'27" W	19.04'
L4	S 34°36'27" E	13.04'
L5	S 89°57'29" E	66.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2805.00'	129.68'	129.64'	S 53°09'59" W	2°39'04.04"
C2	3100.92'	88.91'	88.91'	S 54°04'39" W	1°-9'50.01"

LEGEND

R.O.W.	= RIGHT-OF-WAY
FIR	= FOUND IRON ROD
FIRCAP	= FOUND IRON ROD W/CAPPED
SIR	= SET IRON ROD W/CAPPED
POB	= POINT OF BEGINNING

All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the Matthew Jones Survey, Abstract Number 687 and being all of a called 1.023 acre tract of land described in a deed to Little Elm Economic Development Corporation in Instrument Number 2013-34362, Real Property Records, Denton County, Texas, and being a part of a tract of land described in a deed to Little Elm Economic Development Corporation in Instrument Number 2008-129781, Real Property Records, Denton County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a "T" Post found for the Easternmost Northeast corner of said herein described tract, same being the Northwest corner of "Tract 2," a tract of land described in a deed to Stan McWilliams, trustee, recorded in Volume 483, Page 371, Deed Records, Denton County, Texas;

THENCE South 00 degrees 39 minutes 54 seconds West, departing said common line and along the common line of said herein described tract and said "Tract 2," a distance of 179.10 feet to a 1 inch iron pipe, being the Southwest corner of said "Tract 2";

THENCE South 89 degrees 32 minutes 08 seconds East, continuing along said common line, a distance of 74.37 feet to a "T" Post found, being the Southeast corner of said "Tract 2," and being the Southwest corner of "Tract 3," a tract of land described in a deed to Stan McWilliams, trustee, recorded in said Volume 483, Page 371, Deed Records, Denton County, Texas;

THENCE South 86 degrees 11 minutes 47 seconds East, departing said common line and along the common line of said herein described tract and said "Tract 3," a distance of 144.44 feet to a TxDOT Aluminum Disk found for the Southeast corner of said herein described tract, same being the Southwest corner of said "Tract 3," same being in the North right of way line of Eldorado Parkway (Farm to Market Road 720);

THENCE South 61 degrees 42 minutes 09 seconds West, departing said common line and along said North right of way line, a distance of 78.01 feet to a 1/2 inch iron rod found stamped "RPLS 4561," for the beginning of a curve to the left;

THENCE continuing along said North right of way line and along said curve to the left, whose chord bears South 53 degrees 09 minutes 59 seconds West, 129.64 feet, having a radius of 2805.00 feet, and an arc length of 129.68 feet to a 1/2 inch iron rod found in said North right of way line;

THENCE North 34 degrees 58 minutes 27 seconds West, continuing along said North right of way line, a distance of 10.04 feet to a 1/2 inch iron rod found;

THENCE South 84 degrees 39 minutes 27 seconds West, continuing along said North right of way line, a distance of 13.04 feet to a 1/2 inch iron rod found;

THENCE South 34 degrees 43 minutes 54 seconds West, continuing along said North right of way line, a distance of 199.96 feet to a 1/2 inch iron rod found stamped "RPLS 4561," same being the beginning of a curve to the left;

THENCE continuing along said North right of way line and along said curve to the left, whose chord bears South 54 degrees 04 minutes 39 seconds West, 88.91 feet, having a radius of 3100.92 feet, and an arc length of 91.84 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" in said North right of way line;

THENCE along said curve, an arc length of 88.91 feet to a capped iron rod set stamped "KAZ";

THENCE North 35 degrees 16 minutes 43 seconds West, a distance of 136.52 feet to a capped iron rod set stamped "KAZ";

THENCE North, a distance of 408.67 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 29 minutes 05 seconds East, a distance of 209.42 to a 1/2 inch iron rod found;

THENCE South 88 degrees 07 minutes 29 seconds East, continuing along said common line, a distance of 66.49 feet to the POINT OF BEGINNING and containing 3.42 acres of land, more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Little Elm, Community Number 481152 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 420 G of said map.

SURVEYORS CERTIFICATION

Certified to Fidelity National Title Insurance Company (GF# FT-131-9001312100798), Little Elm Hospitality, LLC., Bank7, and Little Elm Economic Development Corporation.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

SCHEDULE "B" ITEMS

Commitment for Title Insurance, (T-7), dated July 19, 2021.

Policy Number 9001312100798:

10(a.) Volume 447, Page 543 Easement to Denton County Electric Cooperative, Inc.; does not affect
10(h.) Volume 483, Page 291 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect
10(i.) Volume 484, Page 2 Easement to Denton County Electric Cooperative, Inc.; does not affect
10(j.) Volume 484, Page 6 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect
10(k.) Volume 482, Page 634 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect
10(l.) Volume 483, Page 596 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect
10(m.) Volume 336, Page 84 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect
10(p.) Volume 483, Page 191 Easement to Denton County Electric Cooperative, Inc.; does not affect
10(q.) CCF# 2013-144349 Easement to Town of Little Elm, Texas; does affect as shown

7-28-21

TITLE COMPANY

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3468
JOB NUMBER: 180062-10
DRAWN BY: MMF
DATE: 07-28-2021
R.P.L.S.
KENNETH A. ZOLLINGER
TX FIRM REGISTRATION # 10027100

Date:	08/16/2022
Agenda Item #:	6. I.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve a **Reimbursement Agreement between Tax Increment Reinvestment Zone Number Three and 100 Hardwicke, LLC.**

DESCRIPTION:

This agreement establishes a Grant Payment Amount in the amount of **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** per year, for **six (6) years** for an aggregate total not to exceed **One Hundred Fifty Thousand and No/100 Dollars ($150,000.00).** This agreement shall be effective as of **August 17, 2022,** through **September 1, 2026.**

The Developer agrees to submit to the TIRZ #3 upon request, invoices receipts, or other documentation of the Qualified Expenditures made to the TIRZ #3 in a form acceptable to the TIRZ #3 prior to reimbursement, amount not to exceed **Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00)**

NOTE: The Developer has already submitted Qualified Expenditures for the entire project. EDC has already contributed **Four Hundred Thousand and No/100 Dollars ($400,000.00)**

BUDGET IMPACT:

The TIRZ #3 will pay the Grant Payment Amount of **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** per year, for **six (6) years** for an aggregate total not to exceed **One Hundred Fifty Thousand and No/100 Dollars ($150,000.00).** This Grant Payment Amount is/will be allocated in the TIRZ budget for the years 2022 thru 2026.

RECOMMENDED ACTION:

Staff recommends the Board approve the Reimbursement Agreement as presented.

Attachments

Reimbursement between TIRZ and 100 Hardwicke

TAX INCREMENT REINVESTMENT ZONE NUMBER THREE,
TOWN OF LITTLE ELM, TEXAS,
AND
100 HARDWICKE LLC,

REIMBURSEMENT AGREEMENT

This **REIMBURSEMENT AGREEMENT** (hereinafter referred to as this "TIRZ Agreement") is made and entered into by and among the **TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, TOWN OF LITTLE ELM, TEXAS,** (hereinafter referred to as the "TIRZ # 3"), a tax increment reinvestment zone created by the Town of Little Elm, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, and **100 HARDWICKE LLC**, a Texas limited liability company (hereinafter referred to as the "Developer"), is made and executed on the following recitals, terms and conditions.

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the "Act"), the Town Council of the Town of Little Elm, Texas, a Texas home rule municipality (hereinafter referred to as the "Town") adopted Ordinance No. 1175 on October 15, 2013, which ordinance, among other things, (i) created, established, and designated an area within the corporate limits of the Town as "Reinvestment Zone Number Three, Town of Little Elm, Texas" (the "Reinvestment Zone"), (ii) created a Board of Directors for the Reinvestment Zone, and (iii) established a tax increment fund for the Reinvestment Zone; and

WHEREAS, Section 311.010(b) of the Act provides that the Board of Directors of TIRZ # 3 (hereinafter referred to as the "Board") may enter into agreements as the Board consider necessary or convenient to implement the Project and Financing Plan and achieve its purposes; and

WHEREAS, Section 311.010(h) of the Act authorizes the Board subject to the approval of the Town Council of the Town, "to implement the project plan and reinvestment zone financing plan and achieve their purposes, may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone. For purposes of this subsection, on approval of the municipality or county, the board of directors of the zone has all the powers of a municipality under Chapter 380, Local Government Code. The approval required by this subsection may be granted in an ordinance, in the case of a zone designated by a municipality, or in an order, in the case of a zone designated by a county, approving a project plan or reinvestment zone financing plan or approving an amendment to a project plan or reinvestment zone financing plan"; and

WHEREAS, the Board has concluded and hereby finds that this TIRZ Agreement clearly promotes economic development in the Town of Little Elm, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution and Section 311.010(h) of the Act by assisting in the development and diversification of the economy of the State of Texas and the Town, by eliminating unemployment or underemployment in the State of Texas, and the Town, and by the development or expansion of commerce within the State of Texas, and the Town; and

WHEREAS, the Board has determined that it is in the best interest of TIRZ # 3 to contract with Developer, in order to provide for the efficient and effective implementation of certain aspects of the TIRZ # 3's Project and Financing Plan; and

WHEREAS, TIRZ # 3 desires to reimburse Developer for certain project costs in the amount of **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** annually for a six (6) year period (hereinafter defined as the "Grant Amount").

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TIRZ # 3 and the Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this TIRZ Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This TIRZ Agreement shall be effective as of the Effective Date, and shall continue thereafter until **September 30, 2027**, unless terminated sooner under the provisions hereof. This TIRZ Agreement shall be continued in effect for the purposes of paying Developer any monies owed hereunder from the TIRZ # 3 Tax Increment Fund.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this TIRZ Agreement.

(a) **Act.** The word "Act" means the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended.

(b) **Board.** The word "Board" means the Board of Directors of TIRZ # 3 authorized by Section 311.009 of the Act. For the purposes of this TIRZ Agreement, Board's address is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

(c) **Developer.** The word "Developer" means 100 Hardwicke LLC, a Texas limited liability

company, its successors and assigns, whose corporate address for the purposes of this TIRZ Agreement is 2720 Pine Trail Drive, Little Elm, Texas 75068.

(d) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this TIRZ Agreement by and between TIRZ # 3 and Developer.

(e) **Event of Default.** The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(f) **Grant Amount.** The words "Grant Amount" mean a grant equal to a principal amount of **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** per year for six (6) years for an aggregate total not to exceed **One Hundred Fifty Thousand and No/100 Dollars ($150,000.00).**

(g) **Property.** The word "Property" means 100 Hardwicke, Little Elm, Texas 75068.

(h) **Qualified Expenditures.** The words "Qualified Expenditures" mean those expenditures consisting of the construction and installation of improvements, consisting of a minimum 5,935 square foot Hurtado Barbecue Restaurant located on the Property, and those other expenses which otherwise meet the definition of "project costs" as that term is defined by Section 311.002(1) of the Act.

(i) **Term.** The word "Term" means the term of this TIRZ Agreement as specified in Section 2 of this TIRZ Agreement.

(j) **TIRZ Agreement.** The term "TIRZ Agreement" means this Reimbursement Agreement, together with all exhibits and schedules attached to this TIRZ Agreement, authorized pursuant to Section 311.010 of the Act.

(k) **TIRZ # 3.** The term "TIRZ # 3" means the tax increment financing reinvestment zone named Tax Increment Reinvestment Zone Number Three, Town of Little Elm, Texas, created by Town Ordinance No. 1175, approved by the Town Council of the Town on October 15, 2013, as amended, and as authorized by the Act.

(l) **TIRZ # 3 Tax Increment Fund.** The term "TIRZ # 3 Tax Increment Fund" means the tax increment fund established pursuant to Section 311.014 of the Act, and Section 6 of Ordinance No. 1175, approved by the Town Council of the Town on October 15, 2013.

(m) **Town.** The word "Town" means the Town of Little Elm, Denton County, Texas, a Texas home-rule municipality. For the purposes of this TIRZ Agreement, Town's address is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

SECTION 4. OBLIGATIONS OF DEVELOPER.

Developer covenants and agrees while this TIRZ Agreement is in effect the Developer shall comply with the following terms and conditions:

(a) **Qualified Expenditures.** Developer covenants and agrees to submit to the TIRZ # 3 upon request, invoices, receipts, or other documentation of the Qualified Expenditures made to the TIRZ # 3 in a form acceptable to the TIRZ # 3 prior to any reimbursement. Prior to the Effective Date of this Agreement, Developer has previously provided to the TIRZ # 3 invoices, receipts, or other documentation in the minimum amount of **Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00)** and no further invoices, receipts or other documentation shall be required.

(b) **Job Creation and Retention.** Developer covenants and agrees by the Effective Date and during the Term of this TIRZ Agreement to cause said business or businesses operating at the Property to employ and maintain a minimum of **thirty-five (35)** Full-Time Equivalent Employment Positions working at the Property.

(c) **Performance**. Developer agrees to perform and comply with all terms, conditions and provisions set forth in this TIRZ Agreement, and any other written agreements by and between the TIRZ # 3 and Developer.

SECTION 5. OBLIGATIONS OF TIRZ # 3.

TIRZ # 3 covenants and agrees while this TIRZ Agreement is in effect TIRZ # 3 shall comply with the following terms and conditions:

(a) **Payment of Grant Amount.** In consideration of Developer's obligations and expenditures for the Qualified Expenditures, subject to the conditions contained in this TIRZ Agreement, TIRZ # 3 covenants and agrees to pay to Developer each year during the Term on the first business day of September the Grant Amount from current funds in the TIRZ # 3 Tax Increment Fund, as such funds are on deposit in the TIRZ # 3 Tax Increment Fund; provided, however, that notwithstanding any other provisions to the contrary, the obligation to make Grant Amount payments to Developer as described below shall be limited to the Grant Amount for such year. Payments made under this TIRZ Agreement shall be made solely from the TIRZ # 3 Tax Increment Fund, subject to the limitation on payments provided in this TIRZ Agreement. Notwithstanding any other provision to the contrary, in no event shall the monies on deposit in the TIRZ # 3 Tax Increment Fund be used to pay Developer any Grant Amount calculated based on a principal amount that exceeds the actual expenditures of Developer and/or Developer's designee for the Qualified Expenditures under this TIRZ Agreement.

(b) **Performance**. TIRZ # 3 agrees to perform and comply with all terms, conditions and provisions set forth in this TIRZ Agreement, and any other written agreements by and between TIRZ # 3 and Developer.

SECTION 6. CESSATION OF ADVANCES.

If TIRZ # 3 has made any commitment to provide financial assistance to Developer, whether under this TIRZ Agreement or under any other agreement, TIRZ # 3 shall have no obligation to advance or disburse financial assistance if at the time of such advance or disbursement: (i) Developer is insolvent, has filed a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default by Developer has occurred and remains uncured.

SECTION 7. EVENT OF DEFAULT.

Each of the following shall, after any applicable notice and cure period ends, if any, constitute an "Event of Default" under this TIRZ Agreement:

(a) **General Event of Default.** Failure of Developer or TIRZ # 3 to comply with or to perform any other term, obligation, covenant or condition contained in this TIRZ Agreement, or failure of Developer or TIRZ # 3 to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between Developer and TIRZ # 3 is an Event of Default.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to TIRZ # 3 by or on behalf of Developer under this TIRZ Agreement that is false or misleading in any material respect, either now or at the time made or furnished, is an Event of Default.

(c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.

(d) **Ad Valorem Taxes.** Developer allows its ad valorem taxes owed to the Town of Little Elm, Texas, to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes and to cure such failure within thirty (30) days after written notice thereof from TIRZ # 3 and/or Denton County Central Appraisal District is an Event of Default.

SECTION 8. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 7 of this TIRZ Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this TIRZ Agreement. In the event, Developer defaults and is unable or unwilling to cure said default within the prescribed time period, and TIRZ

3 terminates this TIRZ Agreement by written notice of such termination to Developer before the cure of such default, the amounts provided by TIRZ # 3 to Developer pursuant to Section 5(a) of this TIRZ Agreement shall become immediately due and payable by Developer to TIRZ # 3.

SECTION 9. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this TIRZ Agreement:

(a) **Amendments.** This TIRZ Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this TIRZ Agreement. No alteration of or amendment to this TIRZ Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue.** This TIRZ Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this TIRZ Agreement shall lie in the state district courts of Denton County, Texas.

(c) **Assignment.** This TIRZ Agreement may not be assigned without the express written consent of the other party, such consent not to be unreasonably withheld or conditioned.

(d) **Binding Obligation.** This TIRZ Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. TIRZ # 3 warrants and represents that the individual executing this TIRZ Agreement on behalf of TIRZ # 3 has full authority to execute this TIRZ Agreement and bind TIRZ # 3 to the same. Developer warrants and represents that the individual executing this TIRZ Agreement on Developer's behalf has full authority to execute this TIRZ Agreement and bind it to the same.

(e) **Caption Headings.** Caption headings in this TIRZ Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the TIRZ Agreement.

(f) **Counterparts.** This TIRZ Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Notices**. Any notice or other communication required or permitted by this TIRZ Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic confirmation and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to TIRZ # 3: Tax Increment Reinvestment Zone Number Three,

Town of Little Elm, Texas
100 W. Eldorado Parkway
Little Elm, Texas 75068
Attn: Jennette Espinosa, Executive Director
Telephone: (214) 975-0455

if to Developer:

100 Hardwicke LLC
2720 Pine Trail Drive
Little Elm, Texas 75068
Attn: Richard Pray
Telephone: (951) 515-3087

(h) **Severability.** The provisions of this TIRZ Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this TIRZ Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the TIRZ Agreement shall be enforced as if the invalid provision had never been included.

(i) **Time is of the Essence.** Time is of the essence in the performance of this TIRZ Agreement.

(j) **Undocumented Workers.** Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this TIRZ Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this TIRZ Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the TIRZ # 3 notifies Developer of the violation.

[The Remainder of this Page Intentionally Left Blank]

THE PARTIES ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS TIRZ AGREEMENT, AND THE PARTIES AGREE TO ITS TERMS. THIS TIRZ AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS DEFINED HEREIN.

TIRZ # 3:

TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, TOWN OF LITTLE ELM, TEXAS,

By: _____
Curtis Cornelious, Chairperson
Date Signed: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Curtis J. Cornelious, President of the Tax Increment Reinvestment Zone, Number Three, Town of Little Elm, Texas, a tax increment reinvestment zone created by the Town of Little Elm, Texas, pursuant to Chapter 311 of the Texas Tax Code, on behalf of said Texas tax increment reinvestment zone.

_____
Notary Public, State of Texas

DEVELOPER:

100 HARDWICKE LLC,
a Texas limited liability company,

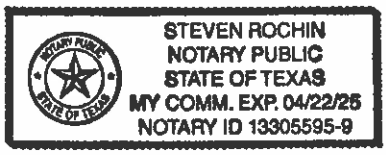
By: _____
Name: Richard Pray
Title: Manager

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 8 day of August, 2022, by Richard Pray, Manager of 100 Hardwicke LLC, a Texas limited liability company, on behalf of said Texas company.

_____
Notary Public, State of Texas

[NOTARY SEAL]



Date:	08/16/2022
Agenda Item #:	6. J.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Second Amended and Restated Performance Agreement between 575º Pizzeria-Little Elm, LLC and Little Elm Economic Development Corporation.**

DESCRIPTION:

Materials and construction delays have once again affected the timeline of dates provided in the First Amendment to the Performance Agreement. This agreement has been revised to provide new benchmark dates for the following terms:

- **Qualified Expenditures:**
  All documentation for qualified expenditures in the minimum amount of One Million and No/100 Dollars ($1,000,000.00) is now due by **November 1, 2022.**
- **Certificate of Occupancy:**
  The Developer covenants and agrees to obtain a Certificate of Occupancy by **October 1, 2022.**
- **Operate 575° Pizzeria Restaurant**:
  The Developer covenants and agrees to be open to the general public by **October 1, 2022.**
- **Job Creation and Retention:** Developer covenants and agrees by **October 1, 2022**, and during the term of this agreement, to employ and maintain a minimum of forty (40) Full-Time Equivalent employees. Developer agrees to beginning on **November 1, 2023** to deliver to the EDC an annual compliance verification disclosing and certifying the number of Full-Time Equivalent employees

In addition, the Little Elm EDC has agreed to increase the amount if their Financial Assistance towards the reimbursement of Qualified Expenditures.

- **Financial Assistance:** The Little Elm EDC originally agreed to contribute **Four Hundred Thousand and No/100 Dollars ($400,000.00)** toward the reimbursement of Qualified Expenditures. This agreement states that Little Elm EDC has now agreed to contribute an additional **One Hundred Fifty Thousand and No/100 Dollars ($150,000.00)** toward Qualified Expenditures made by the Developer within thirty (30) days of receipt of invoices, receipts, or other documentation in the minimum amount of **Five Hundred Fifty Thousand Dollars and No/100 Dollars. ($550,000.00)** by **November 1, 2022.**

BUDGET IMPACT:

At the EDC Board Meeting held on July 11, 2022, the Board voted to approve a Budget Amendment for Incentives in the amount of $216,010.00 to the FY 2021-2022 Budget. A portion of this amended amount was designated for the additional **One Hundred Fifty Thousand and No/100 Dollars ($150,000.00)** of Qualified Expenditures for 575º Pizzeria.

RECOMMENDED ACTION:

Staff recommends approval of the Amended and Restated Performance Agreement as presented.

Attachments

Second Amended and Restated Performance - 575 Pizzeria

SECOND AMENDED AND RESTATED
PERFORMANCE AGREEMENT

This **SECOND AMENDED AND RESTATED PERFORMANCE AGREEMENT** by and between ***575º PIZZERIA - LITTLE ELM, LLC,*** a Texas limited liability company (hereinafter referred to as "Developer"), and the ***LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION***, a Texas non-profit corporation (hereinafter referred to as the "LEEDC"), is made and executed on the following recitals, terms and conditions.

WHEREAS, LEEDC is an economic development corporation operating pursuant to Chapter 504 of the Texas Local Government Code, as amended (also referred to as the "Act"), and the Texas Non-Profit Corporation Act, as codified in the Texas Business Organizations Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . ."; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless LEEDC enters into an Agreement with Developer providing at a minimum a schedule of additional payroll or jobs to be created or retained by LEEDC's investment; a schedule of capital investments to be made as consideration for any direct incentives provided by LEEDC to Developer; and a provision specifying the terms and conditions upon which repayment must be made should Developer fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, Developer has applied to LEEDC for financial assistance necessary for the construction of Qualified Expenditures to be made to the property generally located at 211 E. Eldorado Parkway, Suite 100, Town of Little Elm, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the LEEDC's Board of Directors have determined the financial assistance provided to Developer for the Qualified Expenditures to be made to the Property is consistent with and meets the definition of "project" as that term is defined in Section 501.103 of the Texas Local Government Code; and the definition of "cost" as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, Developer agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the Town Council of the Town of Little Elm, Texas, to approve all programs and expenditures of the LEEDC, and accordingly this Agreement is not effective until Town Council has approved this project at a Town Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the LEEDC and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, and shall continue thereafter until **December 31, 2026**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

(a) **Act.** The word "Act" means Chapters 501 to 505 of the Texas Local Government Code, as amended.

(b) **Agreement**. The word "Agreement" means this Second Amended and Restated Performance Agreement, together with all exhibits and schedules attached to this Second Amended and Restated Performance Agreement from time to time, if any.

(c) **Developer.** The word "Developer" means 575º Pizzeria - Little Elm, LLC, a Texas limited liability company, its successors and assigns, whose address for the purposes of this Agreement is 3350 Olsen, Suite 1400, Amarillo, Texas 79109.

(d) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between the LEEDC and Developer.

(e) **Event of Default**. The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(f) **Full-Time Equivalent Employment Position.** The words "Full-Time Employment Position" or "Full-Time Equivalent Employment Position" means and includes a job requiring a minimum of One Thousand Five Hundred and Sixty (1,560) hours of work averaged over a twelve (12) month period.

(g) **LEEDC**. The term "LEEDC" means the Little Elm Economic Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

(h) **Property.** The word "Property" means 211 E. Eldorado Parkway, Suite 100, Little Elm, Texas 75068.

(i) **Qualified Expenditures.** The words "Qualified Expenditures" mean those expenditures consisting of the construction and installation of improvements, consisting of a minimum 4,800 square foot 575º Pizzeria Restaurant located on the Property, and those expenses which otherwise meet the definition of "project" as that term is defined by Section 501.103 of the Act, and the definition of "cost" as that term is defined by Section 501.152 of the Act.

(j) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

Developer covenants and agrees with LEEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Qualified Expenditures.** Developer covenants and agrees to submit to the LEEDC upon request invoices, receipts, or other documentation of the Qualified Expenditures made to the Property in a form acceptable to the LEEDC prior to any reimbursement. Developer covenants and agrees to provide to the LEEDC upon request said invoices, receipts, or other documentation in the minimum amount of **One Million and No/100 Dollars ($1,000,000.00)** by **November 1, 2022**.

(b) **Certificate of Occupancy.** Developer covenants and agrees to obtain or cause to be obtained by **October 1, 2022,** a Certificate of Occupancy from the Town of Little Elm, Texas, for a minimum of 4,800 square feet of 575º Pizzeria Restaurant space located on the Property.

(c) **Operate 575º Pizzeria Restaurant.** Developer covenants and agrees by **October 1, 2022**, and during the Term of this Agreement to keep open to the general public the 575º Pizzeria Restaurant located on the Property.

(d) **Job Creation and Retention.** Developer covenants and agrees by **October 1, 2022**, and during the Term of this Agreement to employ and maintain a minimum of **forty (40)** Full-Time Equivalent Employment Positions working at the Property. Developer covenants and agrees beginning on **November 1, 2023** (for the initial reporting period of **October** 1, 2022 to September 30, 2023), and during the Term of this Agreement, Developer shall deliver to LEEDC an annual compliance verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions, and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions (the "Annual Compliance Verification"). The Developer covenants and agrees beginning on **November, 2023**, and annually thereafter during the Term of this Agreement,

there will be a total of **four (4)** Annual Compliance Verifications due and submitted to LEEDC covering the Full-Time Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications shall include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports.

(e) **Chamber of Commerce.** Developer agrees to obtain a Yacht Level membership or higher prior to opening for business (obtained CO) and agrees to maintain said membership for the Term of this Agreement.

(f) **Performance Conditions**. Developer agrees to make, execute and deliver to LEEDC such other promissory notes, instruments, documents and other agreements as LEEDC or its attorneys may reasonably request to evidence this Agreement.

(g) **Performance**. Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer and LEEDC.

SECTION 5. AFFIRMATIVE COVENANTS OF LEEDC.

LEEDC covenants and agrees with Developer that, while this Agreement is in effect, LEEDC shall comply with the following terms and conditions:

(a) **Financial Assistance.** LEEDC covenants and agrees to submit reimbursement for Qualified Expenditures made by the Developer in the amount of **Five Hundred Fifty Thousand and No/100 Dollars ($550,000.00)** within thirty (30) days of receipt of invoices, receipts, or other documentation in the minimum amount of **One Million and No/100 Dollars ($1,000,000.00)** by **November 1, 2022**, consistent with Section 4(a) of this Agreement, and receives a certificate of occupancy and is open for business consistent with Sections 4(b) and 4(c) of this Agreement.

(b) **Performance**. LEEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between LEEDC and the Developer.

SECTION 6. CESSATION OF ADVANCES.

If LEEDC has made any commitment to provide financial assistance to Developer, whether under this Agreement or under any other agreement, LEEDC shall have no obligation to advance or disburse financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 7. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

(a) **General Event of Default.** Failure of Developer or LEEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of Developer or LEEDC to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between Developer and LEEDC is an Event of Default.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to LEEDC by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

(c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.

(d) **Ad Valorem Taxes.** Developer allows its ad valorem taxes owed to the Town of Little Elm, Texas, to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes and to cure such failure within thirty (30) days after written notice thereof from LEEDC and/or Denton County Central Appraisal District is an Event of Default.

SECTION 8. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 7 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement. In the event, Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by LEEDC to Developer pursuant to Section 5(a) of this Agreement shall become immediately due and payable by Developer to LEEDC.

SECTION 9. INDEMNIFICATION.

Developer shall indemnify, save, and hold harmless LEEDC, its directors, officers, agents, attorneys, and employees (collectively, the "Indemnitees") from and against: (i) any and all claims, demands, actions or causes of action that are asserted against any Indemnitee if the claim, demand, action or cause of action directly or indirectly relates to tortious interference with contract or business interference, or wrongful or negligent use of LEEDC's financial assistance by Developer or its agents and employees; (ii) any administrative or investigative proceeding by any governmental authority directly or indirectly related, to a claim, demand, action or cause of action in which LEEDC is a disinterested party; (iii) any claim, demand, action or cause of action which directly or indirectly contests or challenges

the legal authority of LEEDC or Developer to enter into this Agreement; and (iv) any and all liabilities, losses, costs, or expenses (including reasonable attorneys' fees and disbursements) that any Indemnitee suffers or incurs as a result of any of the foregoing; provided, however, that Developer shall have no obligation under this Section to LEEDC with respect to any of the foregoing arising out of the gross negligence or willful misconduct of LEEDC or the breach by LEEDC of this Agreement. If any claim, demand, action or cause of action is asserted against any Indemnitee, such Indemnitee shall promptly notify Developer, but the failure to so promptly notify Developer shall not affect Developer's obligations under this Section unless such failure materially prejudices Developer's right to participate in the contest of such claim, demand, action or cause of action, as hereinafter provided. If requested by Developer in writing, as so long as no Default or Event of Default shall have occurred and be continuing, such Indemnitee shall in good faith contest the validity, applicability and amount of such claim, demand, action or cause of action and shall permit Developer to participate in such contest. Any Indemnitee that proposes to settle or compromise any claim, demand, action, cause of action or proceeding for which Developer may be liable for payment of indemnity hereunder shall give Developer written notice of the terms of such proposed settlement or compromise reasonably in advance of settling or compromising such claim or proceeding and shall obtain Developer's concurrence thereto.

SECTION 10. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments**. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas.

(c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Developer warrants and represents that the individual or individuals executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. LEEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings**. Caption headings in this Agreement are for convenience purposes

only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to LEEDC:	Little Elm Economic Development Corporation 100 W. Eldorado Parkway Little Elm, Texas 75068 Attn: Jennette Espinosa, Executive Director Telephone: (214) 975-0455
if to Developer:	575º Pizzeria - Little Elm, LLC 3350 Olsen, Suite 1400 Amarillo, Texas 79109 Attn: Brian Kelleher Telephone: (806) 322-5575

(h) **Severability**. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

(i) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(j) **Undocumented Workers.** Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the LEEDC notifies Developer of the violation.

[The Remainder of this Page Intentionally Left Blank]

DEVELOPER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS SECOND AMENDED AND RESTATED PERFORMANCE AGREEMENT, AND DEVELOPER AGREES TO ITS TERMS. THIS SECOND AMENDED AND RESTATED PERFORMANCE AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS DEFINED HEREIN.

LEEDC:

LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Ken Eaken, President
Date Signed: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Ken Eaken, President of the Little Elm Economic Development Corporation, a Texas non-profit corporation, on behalf of said Texas corporation.

_____
Notary Public, State of Texas

CONSENT:
TOWN OF LITTLE ELM, TEXAS

_____
Curtis J. Cornelious, Mayor
Date: _____

***DEVELOPER*:**

575º PIZZERIA - LITTLE ELM, LLC,
a Texas limited liability company,

By: _____
Brian Kelleher, Member
Date Signed: _____

STATE OF TEXAS **§**
§
COUNTY OF DENTON **§**

This instrument was acknowledged before me on the ____ day of _____, 2022, by Brian Kelleher, Member of 575º Pizzeria – Little Elm, LLC, a Texas limited liability company, on behalf of said Texas company.

_____
Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. K.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Economic Development Corporation's Budget for FY 2022-2023.**

DESCRIPTION:

Review of the proposed Budget for Little Elm EDC for FY 2022-2023.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval of the proposed budget as presented.

Attachments

EDC Budget FY22-23

Economic Development Corporation

4A Sales Tax

Proposed Budget
FY 2022-2023

The Little Elm Economic Development Corporation is tasked with bringing much needed commercial, industrial and tourist opportunities to the Town of Little Elm. The mission of the EDC is to advance the economic development in Little Elm while maintaining traditional values and a sense of community. The Little Elm EDC was founded in 1993 and has served the Town since that time. The EDC is made up of four members from the community and a Town Council Liaison.

LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION PROPOSED BUDGET FY 2022-2023

	FY 2021	FY 2022		FY 2023
	ACTUAL	BUDGET	ESTIMATED	PROPOSED
FUND REVENUES				
5132 SALES TAX	$2,799,627	$2,698,734	$3,120,016	$3,096,966
5611 INTEREST EARNINGS	53,904	35,000	39,000	15,000
5600 OTHER EARNINGS	3,778,933	432,756	532,446	1,060,144
8900 LOAN PROCEEDS	7,504,340	0	0	0
TOTAL FUND REVENUES	**$14,136,804**	**$3,166,490**	**$3,691,462**	**$4,172,110**
FUND EXPENDITURES				
6000 DEBT PAYMENTS	$1,113,961	$1,209,291	$1,209,291	$1,292,555
6100 PERSONNEL COSTS	361,252	435,799	422,711	424,522
6200 OPERATING EXPENSES	444,375	242,510	167,000	416,454
6343 ADVERTISING	152,480	287,173	200,000	333,797
6729 LAND ACQUISITION	0	2,500,000	2,500,000	0
6730 INCENTIVES	5,257	1,151,436	1,151,436	569,782
6740 TIN MAN SHELL BUILDING	1,914,586	5,743,789	5,743,789	0
6250 TRANSFER TO TOWN	30,000	30,000	30,000	30,000
6252 TRANSFER TO TIRZ #1	103,670	105,000	105,000	105,000
TOTAL FUND EXPENDITURES	**$4,125,581**	**$11,704,998**	**$11,529,227**	**$3,172,110**
DIFFERENCE	**$10,011,223**	**($8,538,508)**	**($7,837,765)**	**$1,000,000**
BEGINNING FUND BALANCE	$2,445,599	$13,349,506	$13,349,506	$5,511,741
ENDING FUND BALANCE	$13,349,506	$4,810,998	$5,511,741	$6,511,741

Acknowledged and Approved by Council on this _____day of _____ 2022.

Date:	08/16/2022
Agenda Item #:	6. L.
Department:	Economic Development Corporation
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Doug Peach, Deputy Town Manager

AGENDA ITEM:

Consider Action to Approve the **Interlocal Cooperation Agreement between Denton County, Texas, and the Town of Little Elm, Texas.**

DESCRIPTION:

The County and Town mutually desire to enter into this Agreement to provide for design, testing, drainage, right-of-way acquisition, any necessary utility relocation and construction of a new four-lane divided thoroughfare with sidewalks associated with the new FM 2931/Ryan Spiritas Parkway Project, which will extend FM 2931 from FM 720 to US 380; and acquisition of approximately 1.96 acres for the FM 720 and Ryan Spiritas connecter, located in the Town of Little Elm and Denton County Commissioner Precinct #1. The total project cost is **Nine Million Seven Hundred Thirty Six Thousand Eight Hundred and Six and No/100 Dollars ($9,736,806.00).** This agreement will provide for a reimbursement of **Three Million One Hundred Thousand and No/100 Dollars ($3,100,000.00)** to the Town. The remainder of the Project cost will be paid by Centurion American.

Staff will be presenting to Council an Agreement between the Town and Centurion American, whereby the Town will agree to reimburse Centurion American an amount not to exceed **Two Million Four Hundred Thousand and No/100 Dollars ($2,400,000.00)** upon approved expenditures receipts from the County funds and will retain $700,000 for the right-of-way acquisition.

BUDGET IMPACT:

The County hereby agrees to contribute **Three Million One Hundred Thousand and No/100 Dollars ($3,100,000.00)** toward satisfactory completion of the Project, provided any and all funding is approved by formal action of the Denton County Commissioner's Court

The Town will secure, or cause to be secured, a contract for the design, testing, drainage, right-of-way acquisition, and any necessary utility relocation and construction. In addition, the Town will provide all project inspections. As the Town proceeds with completion of the Project, the Town shall submit invoices for reimbursement, on a monthly basis, to the Denton County Auditor, Jeff May; and to Innovative Transportation Solutions, Inc, John Polster. The County shall reimburse the Town for all approved expenses related to the Project within thirty calendar days of receipt of

invoices. Upon satisfactory completion of the Project, the County and the Town shall prepare and complete a full audit of the Project.

RECOMMENDED ACTION:

Staff recommends approval of the Interlocal Cooperation Agreement as presented.

Attachments

ICA-Denton County and TOLE - FM2941/Ryan Spiritas Pkwy

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS, AND THE TOWN OF LITTLE ELM, TEXAS

THIS AGREEMENT is made, entered into, and executed by and between Denton County, Texas, a duly organized political subdivision of the State of Texas, engaged in the administration of county government and related services for the citizens of Denton County, Texas, hereinafter "the County;" and the Town of Little Elm, Texas, a corporate and political body duly organized and existing under the laws of the State of Texas, engaged in the administration of municipal government and related services for the citizens of the Town of Little Elm, Texas, hereinafter "the Town." The County and the Town are collectively referred to herein as "the Parties."

WHEREAS, the County and the Town mutually desire to enter into this Agreement to provide for design, testing, drainage, right-of-way acquisition, any necessary utility relocation and construction of a new four-lane divided thoroughfare with sidewalks associated with the new FM 2931/Ryan Spiritas Parkway Project, which will extend FM 2931 from FM 720 to US 380, and acquisition of approximately 1.96 acres for the FM 720 and Ryan Spiritas Parkway Connector, ("the Project"), located in the Town of Little Elm and Denton County Commissioner Precinct #1; and

WHEREAS, the estimated cost of the Project is NINE MILLION SEVEN HUNDRED THIRTY SIX THOUSAND EIGHT HUNDRED AND SIX AND NO/100 DOLLARS ($9,736,806.00), and the County shall contribute an amount which shall not exceed THREE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($3,100,000.00) toward satisfactory completion of the Project; and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter "the Act," provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the Town hereby mutually agree to be subject to the provisions of the Act; and

WHEREAS, the County and the Town value the timely completion of the Project which involves a road which is an integral part of the County's road system, and the Parties are undertaking the Project to facilitate safe travel on an improved roadway; and

NOW, THEREFORE, this Agreement is hereby made and entered into by the County and the Town upon and for the mutual consideration stated herein:

WITNESSETH:

I.

Pursuant to Texas Government Code §791.011, the County and the Town hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually.

II.

The County and the Town hereby agree that the scope of the Project shall be to provide for design, testing, drainage, right-of-way acquisition, any necessary utility relocation and construction of a new four-lane divided thoroughfare with sidewalks associated with the new FM 2931/Ryan Spiritas Parkway Project, which will extend FM 2931 from FM 720 to US 380, and acquisition of approximately 1.96 acres for the FM 720 and Ryan Spiritas Parkway Connector, ("the Project"), located in the Town of Little Elm and Denton County Commissioner Precinct #1, at a total project cost of NINE MILLION SEVEN HUNDRED THIRTY SIX THOUSAND EIGHT HUNDRED AND SIX AND NO/100 DOLLARS ($9,736,806.00).

III.

The County hereby agrees to contribute THREE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($3,100,000.00) toward satisfactory completion of the Project, provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

IV.

The Town agrees to secure a contract for the design, testing, drainage, right-of-way acquisition, any necessary utility relocation and construction which will be required for satisfactory completion of the Project. In addition, the Town will provide all project inspections.

V.

This exchange of in-kind services between the County and the Town is deemed adequate consideration for the obligations exchanged by the Parties herein.

VI.

As the Town proceeds with completion of the Project, the Town shall submit invoices for reimbursement to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, and at the same time, submit a copy of all invoices to Mr. John Polster, c/o Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234, on a monthly basis, and the County shall reimburse the Town for all approved expenses related to the Project within thirty calendar days of receipt of an invoice from the Town, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the Town shall prepare and complete a full audit of the Project.

VII.

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the Town's representative below, the governing body of the Town by the execution of and approval of this Agreement, hereby approves of the expenditure of County money to finance the construction, improvement, maintenance, or repair of a street or alley in the County that is located in the Town.

VIII.

This agreement may be terminated in whole, or in part, by the County or the Town upon thirty days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

IX.

This Agreement represents the entire integrated agreement between the County and the Town and supersedes all prior negotiations, representations, or agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For Town:	Honorable Curtis Cornelious, Mayor Town of Little Elm, Texas 100 West Eldorado Parkway Little Elm, Texas 75068
Copy To:	Ms. Caitlin Biggs, Town Secretary Town of Little Elm, Texas 100 West Eldorado Parkway Little Elm, Texas 75068

For County: Honorable Andy Eads
Denton County Judge
1 Courthouse Drive, Suite 3100
Denton, Texas 76208

Copy To: Denton County District Attorney's Office - Civil Division
1450 East McKinney Street, Suite 3100
Denton, Texas 76209

X.

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Denton County, Texas. The Parties mutually agree that venue for any obligation arising under this Agreement shall lie in Denton County, Texas.

XI.

The Town agrees and understands that the Town, its employees, servants, agents, or representatives shall at no time represent themselves to be employees, servants, agents, or representatives of the County.

XII.

The Town agrees to accept full responsibility for the acts, negligence, or omissions of all Town employees, agents, subcontractors, or contract laborers doing work under a contract or agreement with the Town.

XIII.

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the Town waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

XIV.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible. Venue for any dispute arising under the terms of this Agreement shall be in Denton County, Texas.

XV.

The undersigned officers or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

XVI.

This Agreement becomes effective when signed by the last party whose signing makes the respective Agreement fully executed and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this _____ day of _____, 2022.

DENTON COUNTY, TEXAS
1 Courthouse Drive, Suite 3100
Denton, Texas 76208

By: _____
Honorable Andy Eads
Denton County Judge
Acting by and on behalf of the authority of
Denton County Commissioners Court

ATTEST:

By: _____
Denton County Clerk

TOWN OF LITTLE ELM, TEXAS
100 West Eldorado Parkway
Little Elm, Texas 75068

By: _____
Honorable Curtis Cornelious, Mayor
Town of Little Elm, Texas
Acting by and on behalf of the
Town of Little Elm, Texas

ATTEST:

By: _____
Town Secretary

COUNTY AUDITOR'S CERTIFICATE

I hereby certify that funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

_____
Denton County Auditor

APPROVAL OF INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS, AND THE TOWN OF LITTLE ELM, TEXAS

Denton County, Texas, acting by and through the Denton County Commissioners Court, having been advised of the Project, at a total project cost of NINE MILLION SEVEN HUNDRED THIRTY SIX THOUSAND EIGHT HUNDRED AND SIX AND NO/100 DOLLARS ($9,736,806.00), whereby Denton County shall contribute THREE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($3,100,000.00) toward satisfactory completion of the Project, hereby gives its specific written approval to the Project prior to beginning of the Project in satisfaction of Texas Government Code §791.014.

The description of the Project and its location are design, testing, drainage, right-of-way acquisition, any necessary utility relocation and construction of a new four-lane divided thoroughfare with sidewalks associated with the new FM 2931/Ryan Spiritas Parkway Project, which will extend FM 2931 from FM 720 to US 380, and acquisition of approximately 1.96 acres for the FM 720 and Ryan Spiritas Parkway Connector, located in the Town of Little Elm and Denton County Commissioner Precinct #1.

The local governments which requested the Project and with whom the Agreement is by and between are Denton County, Texas, and the Town of Little Elm, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the Project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Denton
County Commissioners Court

HEB Road
3,400 LF
100' ROW
2x - 25' B-B (Divided)

Spiritas Pkwy
5,850 LF
140' ROW
2x - 25' B-B (Divided)

FM 720
FM 2931
PROVIDENCE BLVD.
LG 720 & 380 LLC
HEB GROCERY COMPANY
CHURCH
OAK GROVE CEMETERY
FUTURE COMMERCIAL (BY OTHERS)
FUTURE COMMERCIAL (BY OTHERS)
FUTURE COMMERCIAL (BY OTHERS)
FUTURE BOUNDARY
EXISTING BOUNDARY
SPIRITAS EAST
PHASE 1G
141 - 40s
102 - 50s
243 - Total Lots
47 Acres
PHASE 4G
192 - 40s
30 Acres
PHASE 2G
213 - 40s
135 - 50s
93 - 60s
41 - Total Lots
118 Acres
AMENITY CENTER
2 AC.
PHASE 2M
71 - 40s
74 - 50s
145 - Total Lots
31 Acres
PHASE 1M
80 - 40s
78 - 50s
158 - Total Lots
31 Acres
70' BRAZOS ELEC. ESMT
FUTURE SCHOOL SITE
13 AC.
PHASE 3G
180 - 50s
147 - 60s
327 - Total Lots
113 Acres
PHASE 1L
109 - 50s
24 Acres
AMENITY CENTER
4 AC.
POND
3 AC.
RETAIL
FS
3 AC.
PHASE 1
183 - 40s
299 - 50s
65 - 60s
547 - Total Lots
148 Acres
LEWISVILLE LAKE

Spiritas East Concept Plan 2

DATA TABLE

Gross Site Area:	43+/-
Residential Product Type:	Total
40'x 130' Lot (Courtyard Lots)	28
40'x 115' Lot	89
50'x 370'(avg) Lot	29
Total Lots	146

Spiritas Ranch Concept Plan 33

DATA TABLE

Gross Site Area:		545+/-
	Acres	Gross %
Residential Lots	431	80%
Green Space	51	9%
School Site	13	2%
Floodplain	16	3%
Ponds	5	1%
Right-of-Way	17	3%
Amenity Center	7	1%
Retail	2	0.5%
Fire Station	3	0.5%

Residential Product Type:	Phase 1	Future	Total
40'x 115' Lot	404	476	880
50'x 115' Lot	588	389	977
60'x 120' Lot	65	240	305
Total Lots	1,057	1,105	2,162
Total Acres	251	294	545

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SPIRITAS RANCH DEVELOPMENT
TOWN OF LITTLE ELM , DENTON COUNTY, TEXAS

SCALE: 1"=600'
DATE: AUG. 2021

CENTURION AMERICAN

S:\2019\201901700 Spiritas Ranch\CAD\EXHIBITS\20190170OL P33SpiritasRanchConceptPlan 05182021.dwg Sep 01,2021 - 9:44 am chancock

COMMUNITY NAME: Spiritas Ranch
PHASES: Spiritas Parkway and HEB Road
CITY OR TOWN: Town of Little Elm, Denton County

Roadway	Length (LF)
Spiritas Pkwy	5850
HEB Road	3400

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

CREATED BY:	MC
REVIEWED BY:	AB
CREATED:	12/11/20
REVISED:	**01/19/22**

SPIRITAS PKWY - FM 720 to US 380			**SUMMARY ITEM COST**	**PER LF COST**	**NOTES**
ENGINEERING & CONSULTING			**$1,402,598**	**$240**	
GRADING / SITE PREPARATION			**$201,607**	**$34**	
-	**EROSION CONTROL / SWPPP**	**$43,585**		**$7**	
-	**ROUGH GRADE**	**$158,022**		**$27**	
STORM DRAINS			**$1,541,285**	**$263**	
STREET IMPROVEMENT			**$4,437,687**	**$759**	
-	**ROADWAY PAVING**	**$2,829,872**		**$484**	**9" roadway pavement, 2x 25' B-B**
-	**SIDEWALK**	**$751,209**		**$128**	**8' wide sidewalk, both sides**
-	**TxDOT TURN LANES**	**$793,500**		**$136**	**FM 720 and US 380**
-	**SIGNAGE & STRIPING**	**$63,106**		**$11**	
SITE FENCING			**$2,070,000**	**$354**	**7400 LF screen wall, plus monuments**
DRY UTILITIES			**$1,089,194**	**$186**	
-	**GAS & ELECTRIC**	**$655,500**		**$112**	**Underground Electric**
-	**STREET LIGHTS**	**$433,694**		**$74**	**Street Lights and Conduit**
ROW ACQUISITION			**$120,750**	**$21**	**KECK PROPERTY, 0.70 AC**
TOTAL CONSTRUCTION COST			**$10,742,370**	**$1,857**	
-	**CONTINGENCIES**	**10%**	**$1,074,237**	**$186**	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			**$11,816,608**	**$2,043**	**5,850 LF for Entire Length from FM 720 to US 380**

COMMUNITY NAME: Spiritas Ranch
PHASES: Spiritas Parkway and HEB Road
CITY OR TOWN: Town of Little Elm, Denton County

Roadway	Length (LF)
Spiritas Pkwy	5850
HEB Road	3400

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

CREATED BY:	MC
REVIEWED BY:	AB
CREATED:	12/11/20
REVISED:	**01/19/22**

HEB ROAD - FM 720 to SPIRITAS PKWY			**SUMMARY ITEM COST**	**PER LF COST**	**NOTES**
ENGINEERING & CONSULTING			**$644,163**	**$189**	
GRADING / SITE PREPARATION			**$125,052**	**$37**	
-	**EROSION CONTROL / SWPPP**	**$43,585**		**$13**	
-	**ROUGH GRADE**	**$81,467**		**$24**	
STORM DRAINS			**$235,595**	**$69**	
STREET IMPROVEMENT			**$2,591,347**	**$762**	
-	**ROADWAY PAVING**	**$1,407,514**		**$414**	**9" roadway pavement, 2x 25' B-B**
-	**SIDEWALK**	**$751,209**		**$221**	**8' wide sidewalk, both sides**
-	**TxDOT TURN LANES**	**$396,750**		**$117**	**FM 720**
-	**SIGNAGE & STRIPING**	**$35,874**		**$11**	
SITE FENCING			**$837,200**	**$246**	**3240 LF screen wall, plus monuments**
DRY UTILITIES			**$644,118**	**$189**	
-	**GAS & ELECTRIC (NONREFUNDABLE)**	**$390,655**		**$115**	**Underground Electric**
-	**STREET LIGHTS**	**$253,463**		**$75**	**Street Lights and Conduit**
ROW ACQUISITION			**$338,100**	**$99**	**KECK PROPERTY, 1.96 AC**
TOTAL CONSTRUCTION COST			**$5,077,475**	**$1,593**	
-	**CONTINGENCIES**	**10%**	**$507,747**	**$159**	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			**$5,585,222**	**$1,752**	**3,400 LF for Entire Length from FM 720 to Spiritas Pkwy**

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY.

NOTES

[1] Development cost does not include: City/District/County Fees, Bonds, & Permits

[2] Development cost does not include: Rock Excavation, Landscaping, Irrigation, Monumentation, or Common Area Amenities

[3] Professional Fees do not include: Land Entitlements, Feasibility, Boundary Survey, Topographic Survey, Tree Survey, Flood Studies, Geotechnical, Environmental, Wetlands SWPPP Administration, or Traffic Studies.

Date:	08/16/2022
Agenda Item #:	6. M.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0816202203, Disapproving of the Denton Central Appraisal District 2023 Budget.**

DESCRIPTION:

Each year the Chief Appraiser must prepare a proposed budget for the operation of the districts for the following tax year and submit copies to each taxing unit along with the Board of Directors before June 15. Town of Little Elm received the 2023 Denton Central Appraisal (DCAD) proposed budget via informal staff report through by email on June 10, 2022. The 2023 DCAD proposed budget is attached.

The total 2023 DCAD proposed budget is $17,997,944,.33, an increase of $2,673,650.52 from last year's budget of $15,324,293.81. The Town of Little Elm's proposed 2023 allocation is $220,245.11. This reflects a 15.02% from the 2022 allocation.

Texas Tax Code Section 6.06 states, "If governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving a budget and file them with the secretary of the board within 30 days afters its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval." If Town Council wishes to disapprove the budget, DCAD must receive a signed resolution by August 26, 2022.

BUDGET IMPACT:

DCAD's 2023 allocation to the Town of Little Elm is $220,245.11. This is a 15.02% or $28,762.95 increase from our 2022 allocation.

RECOMMENDED ACTION:

Staff has no recommendation or opinion regarding the 2023 DCAD proposed budget.

Attachments

Resolution No. 0816202203
DCAD 2023 Proposed Budget

RESOLUTION NO. 0816202203

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, DISAPPROVING OF THE DENTON CENTRAL APPRAISAL DISTRICT 2023 BUDGET.

WHEREAS, the Town of Little Elm is a taxing entity within the Denton Central Appraisal District and relies on the Denton Central Appraisal District for appraising property within the boundaries of the county for ad valorem tax purposes; and

WHEREAS, the Denton Central Appraisal District operations are funded solely by the local taxing entities served by the appraisal district, which includes the Town of Little Elm; and

WHEREAS, on July 28, 2022 the Denton Central Appraisal District Board of Directors voted to approve of the 2023 Budget in the amount of $17,977,944.33, an increase of 17.45% from the current 2022 budget; and

WHEREAS, pursuant to Chapter 6 of the Texas Property Tax Code, each taxing unit has a right to adopt a resolution disapproving of the Denton Central Appraisal District budget; and

WHEREAS, the Section 6.06(b) of the Texas Property Tax Code further states that "if governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving a budget and file them with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval."

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

Section 1. Disapprove of the 2023 Budget of Denton Central Appraisal District.

Section 2. This action demonstrate a lack of confidence in the Denton Central Appraisal District.

PASSED AND ADOPTED, this the 16th day of August, 2022.

TOWN OF LITTLE ELM, TEXAS,

APPROVED:

_____
Curtis Cornelious, Mayor

ATTEST:

_____
Caitlan Biggs,
Town Secretary

Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
www.dentoncad.com

TO: Taxing Jurisdictions Served by DCAD

FROM: Hope McClure, Chief Appraiser

DATE: June 10, 2022

SUBJECT: Proposed 2023 Budget

Denton County continues to grow at such a rapid pace that it has become increasingly difficult for Denton CAD to maintain a single-digit increase in their budget year after year. Denton CAD has never presented the Denton County entities with a double-digit increase before, but at this point, it has become a necessity just to maintain a level of satisfactory service. Denton CAD continues to add a minimum of 10k new accounts per year, but has not added an adequate number of new employees to work those new accounts.

The 2023 increase over 2022 is an overall total of 17.45%. We have increased the use of fund balance to lower the increase to the entities to 15.02%. The total budget is $17,997,944.33 (still drastically lower than other Appraisal Districts of similar size).

The largest increase to the proposed 2023 budget is the addition of 18 new full-time employees and the soft costs that accompany those employees. The proposed total number of employees for 2023 is 105 and the total number of ARB members is 42. As the county continues to grow, the District will need to increase the number of appraisers, customer service representatives, and Appraisal Review Board members to maintain the integrity of the appraisal roll and to offer an increased level of service to the entities and the ever-growing number of property owners. We have done several surveys of comparable appraisal districts, and based on parcel counts worked, Denton CAD should have roughly 125-145 employees and 50-60 ARB members at this time.

Some other categories that were increased in the 2023 budget were Technology and Seasonal Labor, which enhances accuracy and mitigates the need for even more full-time employees with benefits. The other two categories of increase are Legal Notices & Publications and Subscriptions & Contracts. Both of these are due to the rising economy and record-high inflation.

The Chief Appraiser's proposed 2023 budget is hereby submitted. The proposed budget was completed in accordance with the requirements of the Texas Property Tax Code (Sec 6.06). A public hearing will be held on the proposed budget on June 23, 2022, at 3:00 pm at 3901 Morse Street, Denton, Texas. The public hearing notice was published in accordance with the Texas Property Tax Code (Sec 6.06 and 6.062).

We appreciate your continued partnership with Denton CAD to best serve the citizens of Denton County.

Hope McClure

Hope McClure, RPA, RTA, CTA, CCA
Denton Central Appraisal District
Chief Appraiser

Please remember that the 2023 proposed allocations are just estimated amounts. The 2021 levies were used for calculation purposes. Therefore your 2023 allocations could change depending on the increase/decrease to your 2022 levies.

Notice Of Public Hearing On
Denton Central Appraisal District 2023 Budget

The Denton Central Appraisal District will hold a public hearing on a proposed budget for the 2023 fiscal year. The public hearing will be held on June 23, 2022 at 3:00 P.M. at 3901 Morse Street, Denton, Texas.

A summary of the appraisal district budget follows:

The total amount of the proposed budget.	$17,997,944.33
The total amount of increase over the current year's budget.	$2,673,650.52
The number of employees compensated under the proposed budget.	105
The number of employees compensated under the current budget.	87

The appraisal district is supported solely by payments from the local taxing units served by the appraisal district.

If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities and towns served by the appraisal district.

A copy of the proposed budget is available for public inspection in the office of each of those governing bodies. A copy is also available for public inspection at the appraisal district office.

Ann Pomykal
Secretary of the Board of Directors
Denton Central Appraisal District
3911 Morse Street
Denton, Texas 76208
(940) 349-3800

Denton Central Appraisal District

2023 Budget

SUMMARY OF 2022 REVENUES AND EXPENSES BUDGET AND COMPARISON TO THE 2023 REVENUES AND EXPENSES BUDGET

CLASSIFICATION	2022 BUDGET	2023 BUDGET
REVENUES:		**18 new FTE'S**
FUNDING FROM JURISDICTIONS	$14,756,793.83	$16,973,444.33
DCAD DESIGNATED FUND	$550,000.00	$1,000,000.00
INTEREST INCOME	$14,500.00	$12,000.00
OTHER SERVICES	$500.00	$10,000.00
MISCELLANOUS INCOME	$2,500.00	$2,500.00
TOTAL REVENUES	$15,324,293.83	$17,997,944.33
EXPENSES:		
TOTAL BUDGETED EXPENSES	$15,324,293.83	$17,997,944.33
TOTAL BUDGET	$15,324,293.83	$17,997,944.33

	2022 YEAR	2023 YEAR	+/- CHANGE	+/- PERCENTAGE
ACCOUNTS	456,353	465,751	9,398	2.06%
BUDGET	$15,324,293.93	$17,997,944.33	$2,673,650.40	17.45%
COST PER PARCEL	$33.58	$38.64	$5.06	15.08%

DENTON CAD 2023 BUDGET ALLOCATIONS

*The 2023 proposed budget allocations are **estimated** amounts. **2021** levies are used for calculation purposes. Please be aware that allocations will change for each entity based on the increases/decreases to their 2022 actual levies.*

JURISDICTIONS		2021 TAX LEVY	% OF TOTAL LEVIES	2023 BUDGET ALLOCATIONS
SCHOOL DISTRICTS:				
S01	ARGYLE ISD	44,666,551.35	1.7623%	$299,124.36
S02	AUBREY ISD	23,257,965.94	0.9176%	$155,754.68
S03	CARROLLTON-FB ISD	59,527,509.57	2.3486%	$398,645.69
S04	CELINA ISD	955,171.47	0.0377%	$6,396.62
S05	DENTON ISD	315,496,942.05	12.4479%	$2,112,829.82
S06	FRISCO ISD	176,403,227.41	6.9599%	$1,181,342.67
S07	KRUM ISD	14,906,996.39	0.5882%	$99,829.64
S08	LAKE DALLAS ISD	36,572,676.47	1.4430%	$244,921.05
S09	LEWISVILLE ISD	609,953,842.87	24.0656%	$4,084,758.02
S10	LITTLE ELM ISD	87,843,727.51	3.4659%	$588,274.63
S11	NORTHWEST ISD	168,408,872.70	6.6445%	$1,127,805.82
S12	PILOT POINT ISD	9,334,975.48	0.3683%	$62,514.76
S13	PONDER ISD	11,267,647.21	0.4446%	$75,457.53
S14	SANGER ISD	17,389,740.44	0.6861%	$116,456.16
S15	ERA ISD	1,610.71	0.0001%	$10.79
S16	SLIDELL ISD	491,018.53	0.0194%	$3,288.27
S17	PROSPER ISD	28,511,184.57	1.1249%	$190,934.59
SCHOOL DISTRICTS TOTALS		1,604,989,660.67	63.3245%	$10,748,345.10
G01	DENTON COUNTY	290,615,211.13	11.4662%	$1,946,201.07

JURISDICTIONS		2021 TAX LEVY	% OF TOTAL LEVIES	2023 BUDGET ALLOCATIONS
CITIES:				
C26	TOWN OF ARGYLE	3,367,235.77	0.1329%	$22,549.81
C01	CITY OF AUBREY	2,971,073.47	0.1172%	$19,896.78
C31	TOWN OF BARTONVILLE	805,285.89	0.0318%	$5,392.86
C02	CITY OF CARROLLTON	55,790,197.66	2.2012%	$373,617.56
C49	CITY OF CELINA	2,227,472.90	0.0879%	$14,917.01
C03	CITY OF THE COLONY	39,154,180.61	1.5448%	$262,208.94
C21	TOWN OF COPPELL	1,096,322.80	0.0433%	$7,341.89
C27	TOWN OF COPPER CANYON	958,389.03	0.0378%	$6,418.17
C04	CITY OF CORINTH	14,694,208.45	0.5798%	$98,404.64
C20	CITY OF DALLAS	14,130,821.56	0.5575%	$94,631.73
C05	CITY OF DENTON	80,391,469.44	3.1718%	$538,368.11
C42	TOWN OF DISH	165,329.51	0.0065%	$1,107.18
C30	TOWN OF DOUBLE OAK	1,230,064.63	0.0485%	$8,237.54
C47	TOWN OF CORRAL CITY	19,479.36	0.0008%	$130.45
C07	TOWN OF FLOWER MOUND	52,336,136.87	2.0649%	$350,486.28
C36	CITY OF FORT WORTH	29,373,746.92	1.1589%	$196,711.03
C32	CITY OF FRISCO	61,303,377.25	2.4187%	$410,538.38
C39	CITY OF GRAPEVINE	395.98	0.0000%	$2.65
C22	TOWN OF HACKBERRY	185,473.36	0.0073%	$1,242.08
C38	CITY OF HASLET	1,321.18	0.0001%	$8.85
C19	TOWN OF HICKORY CREEK	2,295,183.21	0.0906%	$15,370.45
C08	CITY OF HIGHLAND VILLAGE	14,212,673.93	0.5608%	$95,179.88
C09	CITY OF JUSTIN	3,887,591.84	0.1534%	$26,034.55
C18	CITY OF KRUGERVILLE	967,510.19	0.0382%	$6,479.25
C10	CITY OF KRUM	3,159,195.55	0.1246%	$21,156.60
C11	CITY OF LAKE DALLAS	3,559,238.13	0.1404%	$23,835.62
C25	CITY OF LAKEWOOD VILLAGE	587,790.05	0.0232%	$3,936.33
C12	CITY OF LEWISVILLE	75,941,107.55	2.9962%	$508,564.79
C13	TOWN OF LITTLE ELM	32,887,958.71	1.2976%	$220,245.11
C45	CITY OF NEW FAIRVIEW	118,127.58	0.0047%	$791.08
C33	TOWN OF NORTHLAKE	4,419,467.66	0.1744%	$29,596.43
C24	CITY OF OAK POINT	3,066,985.65	0.1210%	$20,539.09
C14	CITY OF PILOT POINT	2,573,545.20	0.1015%	$17,234.60
C29	CITY OF PLANO	6,397,344.14	0.2524%	$42,841.93
C15	TOWN OF PONDER	1,391,898.92	0.0549%	$9,321.31
C48	CITY OF PROSPER	6,505,915.39	0.2567%	$43,569.02
C51	TOWN OF PROVIDENCE VILLAGE	4,706,556.23	0.1857%	$31,519.01
C17	CITY OF ROANOKE	9,766,854.45	0.3853%	$65,406.98
C16	CITY OF SANGER	5,716,361.20	0.2255%	$38,281.51
C34	TOWN OF SHADY SHORES	1,223,833.42	0.0483%	$8,195.81
C37	CITY OF SOUTHLAKE	662,925.28	0.0262%	$4,439.50
C28	CITY OF TROPHY CLUB	9,683,340.90	0.3821%	$64,847.70
C44	CITY OF WESTLAKE	58,460.54	0.0023%	$391.50
CITIES TOTALS		553,991,848.36	21.8576%	$3,709,989.99

JURISDICTIONS		2021 TAX LEVY	% OF TOTAL LEVIES	2023 BUDGET ALLOCATIONS
SPECIAL DISTRICTS:				
ESD1	DENTON CO EMER SER DIST	4,768,932.98	0.1882%	$31,936.74
ESD2	TROPHY CLUB PID #1 EM SER	529,223.57	0.0209%	$3,544.12
W04	CLEARCREEK WATERSHED AUTH	302,762.84	0.0119%	$2,027.55
L01	DEN CO LEVY IMPR DIST #1	1,190,369.33	0.0470%	$7,971.70
MMD1	HIGHWAY 380 MUN MAN DIST	2,663,103.41	0.1051%	$17,834.35
MMD3	NORTHLAKE MUN. MAN. DIST. #1	1,655,199.61	0.0653%	$11,084.59
MMD4	NORTHLAKE MUN. MAN. DIST. #2	300,890.69	0.0119%	$2,015.01
PID7	NORTHLAKE PID NO 1	1,448,413.69	0.0571%	$9,699.78
W03	TROPHY CLUB MUD #1	1,560,187.32	0.0616%	$10,448.31
W13	DCFWSD #6	7,126,711.63	0.2812%	$47,726.39
W17	DCFWSD #10	16,169,994.04	0.6380%	$108,287.73
W18	DCFWSD #8A	2,404,749.28	0.0949%	$16,104.20
W19	DCFWSD #8B	1,515,424.70	0.0598%	$10,148.54
W20	DCFWSD #11A	4,395,940.55	0.1734%	$29,438.87
W21	DCFWSD #7	7,590,837.69	0.2995%	$50,834.56
W22	DENTON CO MUD #4	1,463,556.69	0.0577%	$9,801.19
W23	DENTON CO MUD #5	1,401,129.76	0.0553%	$9,383.13
W24	FRISCO WEST WCID	4,382,110.08	0.1729%	$29,346.25
W25	DCFWSD #11B	2,345,097.10	0.0925%	$15,704.72
W26	DCFWSD #4A	762,175.52	0.0301%	$5,104.16
W27	OAK POINT WATER CONT. #1	711,328.90	0.0281%	$4,763.65
W28	OAK POINT WATER CONT. #2	466,874.22	0.0184%	$3,126.58
W29	OAK POINT WATER CONT. #3	633,298.55	0.0250%	$4,241.09
W30	SMILEY RD WCID #1	315,605.97	0.0125%	$2,113.56
W32	DCFWSD #11C	1,385,717.22	0.0547%	$9,279.91
W33	NORTH FT WORTH WCID NO 1	10,147.54	0.0004%	$67.96
W37	BROOKFIELD WCID	75,418.00	0.0030%	$505.06
W38	ALPHA RANCH FWSD NO 1	185,866.24	0.0073%	$1,244.71
W39	BELMONT FWSD NO 1	6,351,824.69	0.2506%	$42,537.10
W41	THE LAKES FWSD	2,702,836.56	0.1066%	$18,100.44
W42	CANYON FALLS WCID #2	2,382,332.69	0.0940%	$15,954.08
W43	OAK POINT WATER CONT. #4	1,096,762.77	0.0433%	$7,344.84
W44	CANYON FALLS MUD NO 1	596,832.54	0.0235%	$3,996.89
W45	BELMONT FWSD NO 2	777,422.02	0.0307%	$5,206.26
W47	DENTON CO MUD #6	2,499,177.67	0.0986%	$16,736.57
W48	FAR NORTH FT WORTH MUD NO 1	4,511.13	0.0002%	$30.21
W49	DENTON CO MUD #9	365,429.93	0.0144%	$2,447.22
W54	DENTON CO MUD #10	0.00	0.0000%	$0.00
W55	BIG SKY MUD	192,207.75	0.0076%	$1,287.18
W57	DENTON CO MUD NO 8	2,668.32	0.0001%	$17.87
W59	TRADITION MUD DENTON CO NO 2B	218,774.72	0.0086%	$1,465.10
SPECIAL DISTRICTS TOTALS		84,951,847.91	3.3518%	$568,908.17
GRAND TOTALS		2,534,548,568.07	100.0000%	$16,973,444.33

2023 BUDGET

ACCT	ACCOUNT TITLE	2022 BUDGET	2023 BUDGET	CHANGE IN BUDGET
5100	**PERSONNEL SERVICES**			
5110	SALARIES	$7,188,342.26	$8,921,498.24	$1,733,155.98
5120	LONGEVITY PAY	$89,560.00	$75,500.00	($14,060.00)
5130	SOCIAL SECURITY (FICA)	$595,820.42	$735,394.37	$139,573.95
5140	RETIREMENT (TCDRS)	$1,263,990.00	$1,265,358.77	$1,368.77
5150	WORKERS' COMP INSURANCE	$51,262.16	$66,527.72	$15,265.56
5160	GROUP HEALTH INSURANCE	$1,509,217.74	$1,650,464.40	$141,246.66
	TOTAL 5100 - PERSONNEL SERVICES	$10,698,192.58	$12,714,743.49	$2,016,550.91
5200	**EDUCATION & TRAINING**			
5210	MEMBERSHIPS & DUES	$22,330.00	$22,630.00	$300.00
5220	TRAINING - SCHOOLS, CONFERENCES, AND TRAVEL	$87,740.00	$87,700.00	($40.00)
	TOTAL 5200 - EDUCATION & TRAINING	$110,070.00	$110,330.00	$260.00
5300	**SERVICES RECEIVED**			
5310	APPRAISAL REVIEW BOARD	$418,035.00	$451,290.00	$33,255.00
5315	OIL, GAS, HEAVY INDUSTRIAL, AND			$0.00
5320	UTILITY VALUATION	$180,000.00	$180,000.00	$0.00
5325	LEGAL SERVICES	$450,000.00	$475,000.00	$25,000.00
5330	AUDIT & PAYROLL PROCESSING	$41,000.00	$39,500.00	($1,500.00)
5340	SUBSCRIPTIONS & CONTRACTS	$624,572.86	$824,756.86	$200,184.00
5345	AUTO EXPENSE REIMBURSEMENT	$515,008.00	$616,092.00	$101,084.00
5350	GENERAL INSURANCE	$33,410.62	$34,929.59	$1,518.97
5360	PRINTING SERVICE	$159,355.00	$159,000.00	($355.00)
5370	POSTAGE & FREIGHT	$333,007.78	$352,700.00	$19,692.22
5380	LEGAL NOTICES & ADVERTISING	$6,000.00	$8,000.00	$2,000.00
5390	OFFICE SUPPLIES	$69,650.00	$65,950.00	($3,700.00)
	TOTAL 5300 - SERVICES RECEIVED	$2,830,039.26	$3,207,218.45	$377,179.19
5400	**UTILITIES & MAINTENANCE**			
5410	OFFICE EQUIPMENT MAINTENANCE	$18,950.00	$17,400.00	($1,550.00)
5420	INFORMATION TECHNOLOGY MAINTENANCE	$861,200.00	$1,072,200.00	$211,000.00
5430	ELECTRICITY, WATER, SEWER, & SOLID WASTE	$85,971.00	$89,020.00	$3,049.00
5440	TELEPHONE	$99,508.00	$103,084.00	$3,576.00
5450	BUILDING & GROUNDS MAINTENANCE	$170,011.00	$145,011.00	($25,000.00)
	TOTAL 5400 - UTILITIES & MAINTENANCE	$1,235,640.00	$1,426,715.00	$191,075.00
5500	**CAPITAL OUTLAY**			
5510	FURNITURE & EQUIPMENT	$70,000.00	$70,500.00	$500.00
5520	BUILDING & LAND IMPROVEMENTS	$50,000.00	$0.00	($50,000.00)
	TOTAL 5500 - CAPITAL OUTLAY	$120,000.00	$70,500.00	($49,500.00)
5600	**MISCELLANEOUS**			
5610	CONTINGENCY	$71,161.74	$76,672.23	$5,510.49
5620	MISCELLANEOUS	$39,500.00	$58,450.00	$18,950.00
5630	SEASONAL LABOR	$150,000.00	$261,250.00	$111,250.00
	TOTAL 5600 - MISCELLANEOUS	$260,661.74	$396,372.23	$135,710.49
5900	**DEBT SERVICE**			
5920	EQUIPMENT PAYMENTS	$69,690.24	$72,065.16	$2,374.92
	TOTAL 5900 - DEBT SERVICE	$69,690.24	$72,065.16	$2,374.92
		$15,324,293.81	$17,997,944.33	$2,673,650.52

2023 BUDGET SUMMARY BY DEPARTMENT

ACCT	ACCOUNT TITLE	DEPT #101 ADMINISTRATION	DEPT #102 CUSTOMER SERV	DEPT #103 MAPPING	DEPT #104 INFO TECHNOLOGY	DEPT #105 OVERHEAD	DEPT #201 COMMERCIAL	DEPT #202 APPEALS	DEPT #203 PERSONAL PROP	DEPT #204 RESIDENTIAL	TOTAL 2023 BUDGET
5100	PERSONNEL SERVICES										
5110	SALARIES	$1,106,482.24	$964,127.20	$724,506.08	$770,516.08	$198,000.00	$1,242,912.80	$432,384.08	$849,536.96	$2,633,032.80	$8,921,498.24
5120	LONGEVITY PAY	$8,315.00	$7,780.00	$8,890.00	$7,580.00	$0.00	$7,500.00	$4,670.00	$12,195.00	$18,570.00	$75,500.00
5130	SOCIAL SECURITY (FICA)	$89,103.16	$74,775.48	$57,799.28	$61,222.65	$15,147.00	$104,997.23	$33,859.21	$71,866.54	$226,623.81	$735,394.37
5140	RETIREMENT (TCDRS)	$150,695.64	$127,069.44	$96,784.49	$104,038.49	$43,567.00	$178,426.66	$57,538.53	$122,126.15	$385,112.36	$1,265,358.77
5150	WORKERS' COMP INSURANCE	$8,739.55	$4,007.57	$3,077.96	$3,281.21	$1,267.20	$10,987.63	$2,450.09	$7,419.68	$25,296.82	$66,527.72
5160	GROUP HEALTH INSURANCE	$0.00	$0.00	$0.00	$0.00	$1,650,464.40	$0.00	$0.00	$0.00	$0.00	$1,650,464.40
	TOTAL 5100 - PERSONNEL SERVICES	$1,363,335.59	$1,177,759.69	$891,057.81	$946,638.43	$1,908,445.60	$1,544,824.32	$530,901.92	$1,063,144.34	$3,288,635.79	$12,714,743.49
5200	EDUCATION & TRAINING										
5210	MEMBERSHIPS, SUBSCRIPTIONS & DUES	$0.00	$0.00	$0.00	$0.00	$22,630.00	$0.00	$0.00	$0.00	$0.00	$22,630.00
5220	TRAINING, SCHOOLS, CONF, AND TRAVEL	$0.00	$0.00	$0.00	$0.00	$87,700.00	$0.00	$0.00	$0.00	$0.00	$87,700.00
	TOTAL 5200 - EDUCATION & TRAINING	$0.00	$0.00	$0.00	$0.00	$110,330.00	$0.00	$0.00	$0.00	$0.00	$110,330.00
5300	SERVICES RECEIVED										
5310	APPRAISAL REVIEW BOARD	$0.00	$0.00	$0.00	$0.00	$451,290.00	$0.00	$0.00	$0.00	$0.00	$451,290.00
5315	OIL, GAS, HEAVY INDUSTRIAL, AND UTILITY VALUATION	$0.00	$0.00	$0.00	$0.00	$180,000.00	$0.00	$0.00	$0.00	$0.00	$180,000.00
5325	LEGAL SERVICES	$0.00	$0.00	$0.00	$0.00	$475,000.00	$0.00	$0.00	$0.00	$0.00	$475,000.00
5330	AUDIT & PAYROLL PROCESSING	$0.00	$0.00	$0.00	$0.00	$39,500.00	$0.00	$0.00	$0.00	$0.00	$39,500.00
5340	SUBSCRIPTIONS & CONTRACTS	$0.00	$99,505.00	$110,000.00	$0.00	$448,100.00	$112,416.62	$3,600.00	$48,569.62	$2,565.62	$824,756.86
5345	AUTO EXPENSE REIMBURSEMENT	$49,950.00	$8,334.00	$17,235.00	$22,200.00	$0.00	$122,100.00	$5,550.00	$78,402.00	$312,321.00	$616,092.00
5350	GENERAL INSURANCE	$0.00	$0.00	$0.00	$0.00	$34,929.59	$0.00	$0.00	$0.00	$0.00	$34,929.59
5360	PRINTING SERVICE	$0.00	$0.00	$0.00	$0.00	$159,000.00	$0.00	$0.00	$0.00	$0.00	$159,000.00
5370	POSTAGE & FREIGHT	$0.00	$0.00	$0.00	$0.00	$352,700.00	$0.00	$0.00	$0.00	$0.00	$352,700.00
5380	LEGAL NOTICES & ADVERTISING	$0.00	$0.00	$0.00	$0.00	$8,000.00	$0.00	$0.00	$0.00	$0.00	$8,000.00
5390	OFFICE SUPPLIES	$0.00	$0.00	$0.00	$0.00	$65,950.00	$0.00	$0.00	$0.00	$0.00	$65,950.00
	TOTAL 5300 - SERVICES RECEIVED	$49,950.00	$107,839.00	$127,235.00	$22,200.00	$2,214,469.59	$234,516.62	$9,150.00	$126,971.62	$314,886.62	$3,207,218.45
5400	UTILITIES & MAINTENANCE										
5410	OFFICE EQUIPMENT MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$17,400.00	$0.00	$0.00	$0.00	$0.00	$17,400.00
5420	INFORMATION TECHNOLOGY MAINTENANCE	$0.00	$0.00	$0.00	$1,072,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,072,200.00
5430	ELECTRICITY, WATER, SEWER, & SOLID WASTE	$0.00	$0.00	$0.00	$0.00	$89,020.00	$0.00	$0.00	$0.00	$0.00	$89,020.00
5440	TELEPHONE	$0.00	$0.00	$0.00	$0.00	$103,084.00	$0.00	$0.00	$0.00	$0.00	$103,084.00
5450	BUILDING & GROUNDS MAINTENANCE	$0.00	$0.00	$0.00	$0.00	$145,011.00	$0.00	$0.00	$0.00	$0.00	$145,011.00
	TOTAL 5400 - UTILITIES & MAINTENANCE	$0.00	$0.00	$0.00	$1,072,200.00	$354,515.00	$0.00	$0.00	$0.00	$0.00	$1,426,715.00
5500	CAPITAL OUTLAY										
5510	FURNITURE & EQUIPMENT	$4,500.00	$4,500.00	$7,000.00	$6,000.00	$19,000.00	$7,000.00	$4,500.00	$6,000.00	$12,000.00	$70,500.00
5520	BUILDING & LAND IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL 5500 - CAPITAL OUTLAY	$4,500.00	$4,500.00	$7,000.00	$6,000.00	$19,000.00	$7,000.00	$4,500.00	$6,000.00	$12,000.00	$70,500.00
5600	MISCELLANEOUS										
5610	CONTINGENCY	$0.00	$0.00	$0.00	$0.00	$76,672.23	$0.00	$0.00	$0.00	$0.00	$76,672.23
5620	MISCELLANEOUS	$0.00	$0.00	$0.00	$0.00	$58,450.00	$0.00	$0.00	$0.00	$0.00	$58,450.00
5630	SEASONAL LABOR	$0.00	$0.00	$0.00	$0.00	$261,250.00	$0.00	$0.00	$0.00	$0.00	$261,250.00
	TOTAL 5600 - MISCELLANEOUS	$0.00	$0.00	$0.00	$0.00	$396,372.23	$0.00	$0.00	$0.00	$0.00	$396,372.23
5910	BUILDING & LAND PAYMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5920	EQUIPMENT PAYMENTS	$0.00	$0.00	$0.00	$0.00	$72,065.16	$0.00	$0.00	$0.00	$0.00	$72,065.16
	TOTAL 5900 - DEBT SERVICE	$0.00	$0.00	$0.00	$0.00	$72,065.16	$0.00	$0.00	$0.00	$0.00	$72,065.16
	TOTALS:	$1,417,785.59	$1,290,098.69	$1,025,292.81	$2,047,038.43	$5,075,197.58	$1,786,340.94	$544,551.92	$1,196,115.96	$3,615,522.41	$17,997,944.33

2023 BUDGET

5100 - PERSONNEL SERVICES

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5110 - SALARIES		**$7,188,342.26**	**$8,921,498.24**	**$1,733,155.98**
FULL-TIME SALARIES & SALARY ADJUSTMENTS	**$8,921,498.24**			
TOTAL ACCOUNT #5110	**$8,921,498.24**			
ACCT #5120 - LONGEVITY PAY		**$89,560.00**	**$75,500.00**	**($14,060.00)**
DCAD RECOGNIZES CONTINUED SERVICE WITH LONGEVITY PAY.				
TOTAL ACCOUNT #5120	**$75,500.00**			
ACCT #5130 - SOCIAL SECURITY (FICA)		**$595,820.42**	**$735,394.37**	**$139,573.95**
SOCIAL SECURITY IS CALCULATED ON FULL TIME SALARIES AND LONGEVITY.				
TOTAL ACCOUNT #5130	**$735,394.37**			
ACCT #5140 - RETIREMENT (TCDRS)		**$1,263,990.00**	**$1,265,358.77**	**$1,368.77**
RETIREMENT IS APPLICABLE ONLY TO FULL-TIME EMPLOYEES.				
TOTAL ACCOUNT #5140	**$1,265,358.77**			
ACCT #5150 - WORKERS' COMP INSURANCE		**$51,262.16**	**$66,527.72**	**$15,265.56**
THE DISTRICT PAYS WORKERS' COMPENSATION PREMIUMS ON ALL FULL TIME EMPLOYEES.				
TOTAL ACCOUNT #5150	**$66,527.72**			
ACCT #5160 - GROUP HEALTH INSURANCE		**$1,509,217.74**	**$1,650,464.40**	**$141,246.66**
GROUP HEALTH INSURANCE IS PROVIDED TO ALL FULL-TIME EMPLOYEES.				
TOTAL ACCOUNT #5160	**$1,650,464.40**			
TOTAL 5100 - PERSONNEL SERVICES		**$10,698,192.58**	**$12,714,743.49**	**$2,016,550.91**

2023 BUDGET

5200 - EDUCATION & TRAINING

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5210 - MEMBERSHIPS, SUBSC & DUES		**$22,330.00**	**$22,630.00**	**$300.00**
THIS ACCOUNT IS CHARGED FOR ALL MEMBERSHIPS AND DUES, AND SUBSCRIPTIONS TO EDUCATIONAL MEDIA.				
TOTAL ACCOUNT #5210	**$22,630.00**			
ACCT #5220 - TRAINING - SCHOOLS, CONFERENCES & TRAVEL		**$87,740.00**	**$87,700.00**	**($40.00)**
THIS ACCOUNT IS CHARGED FOR ALL EDUCATIONAL RELATED TRAINING AND TRAVEL.				
TOTAL ACCOUNT #5220	**$87,700.00**			
TOTAL 5200 - EDUCATION & TRAINING		**$110,070.00**	**$110,330.00**	**$260.00**

2023 BUDGET

5300 - SERVICES RECEIVED

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5310 - APPRAISAL REVIEW BOARD		**$418,035.00**	**$451,290.00**	**$33,255.00**
THIS BUDGET ITEM IS CHARGED FOR PAYMENTS TO THE 36 MEMBER ARB PANEL FOR WORK PERFORMED DURING THE MANDATED EQUALIZATION PROCESS. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5310	**$451,290.00**			
ACCT #5315 - OIL, GAS, HEAVY INDUSTRIAL, AND UTILITY VALUATION		**$180,000.00**	**$180,000.00**	**$0.00**
THIS BUDGET ITEM IS FOR CONTRACTED SERVICES. IT IS A BID ITEM. THIS ACCOUNT IS APPLICABLE ONLY TO THE PERSONAL PROPERTY DEPARTMENT.				
TOTAL ACCOUNT #5315	**$180,000.00**			
ACCT #5325 - LEGAL SERVICES		**$450,000.00**	**$475,000.00**	**$25,000.00**
THIS BUDGET ITEM IS CHARGED FOR ALL LEGAL EXPENSES ASSOCIATED WITH DEFENDING VALUES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5325	**$475,000.00**			
ACCT #5330 - AUDIT & PAYROLL PROCESSING		**$41,000.00**	**$39,500.00**	**($1,500.00)**
THIS BUDGET ITEM IS FOR THE ANNUAL AUDIT AND FOR PAYROLL PROCESSING. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5330	**$39,500.00**			
ACCT #5340 - SUBSCRIPTIONS & CONTRACTS		**$624,572.86**	**$824,756.86**	**$200,184.00**
THIS BUDGET ITEM IS CHARGED FOR EXPENSES INCURRED TO OBTAIN OWNERSHIP, SALES AND VALUE INFORMATION.				
TOTAL ACCOUNT #5340	**$824,756.86**			
ACCT #5345 - AUTO EXPENSE REIMBURSEMENT		**$515,008.00**	**$616,092.00**	**$101,084.00**
THIS BUDGET ITEM IS TO COMPENSATE EMPLOYEES FOR THE USE OF THEIR PRIVATELY OWNED VEHICLES DURING THE PERFORMANCE OF THEIR JOB DUTIES.				
TOTAL ACCOUNT #5345	**$616,092.00**			

2023 BUDGET

5300 - SERVICES RECEIVED (continued)

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5350 - GENERAL INSURANCE		**$33,410.62**	**$34,929.59**	**$1,518.97**
ALL INSURANCE EXCEPT GROUP HEALTH AND WORKERS' COMPENSATION IS CHARGED TO THIS ACCOUNT. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5350	**$34,929.59**			
ACCT #5360 - PRINTING SERVICES		**$159,355.00**	**$159,000.00**	**($355.00)**
THIS ACCOUNT IS CHARGED FOR ALL ITEMS THAT ARE PRINTED AND MAILED. ITEMS THAT ARE PRINTED AND CONSUMED WITHIN THE BUILDING ARE CHARGED TO OFFICE SUPPLIES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5360	**$159,000.00**			
ACCT #5370 - POSTAGE AND FREIGHT		**$333,007.78**	**$352,700.00**	**$19,692.22**
THIS ITEM IS CHARGED FOR ALL ITEMS THAT ARE MAILED. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5370	**$352,700.00**			
ACCT #5380 - LEGAL NOTICES & ADVERTISING		**$6,000.00**	**$8,000.00**	**$2,000.00**
THIS ACCOUNT IS CHARGED FOR ADVERTISEMENTS IN NEWSPAPERS CONCERNING EXEMPTION MATTERS SUCH AS HOMESTEADS, OVER-65, DISABLED VETERANS, AND PRODUCTIVITY VALUATION MATTERS. OTHER ADVERTISEMENTS HAVE TO DO WITH APPRAISAL REVIEW NOTICES, MISCELLANEOUS, CLASSIFIED ADVERTISING, AND INVITATIONS TO BID. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
SB 622 requires a line item indicating expenditures for notices required by law to be published in a newspaper by the political subdivision.				
2019 Actual Expenses for mandated notices is $3,558.04 2021 Budgeted Expenses for mandated notices is $5,000.00				
TOTAL ACCOUNT #5380	**$8,000.00**			
ACCT #5390 - OFFICE SUPPLIES		**$69,650.00**	**$65,950.00**	**($3,700.00)**
THE OFFICE SUPPLY BUDGET IS COMPRISED OF EXPENSES INCURRED FOR TRADITIONAL OFFICE SUPPLY ITEMS.				
TOTAL ACCOUNT #5390	**$65,950.00**			
TOTAL 5300 - SERVICES RECEIVED		**$2,830,039.26**	**$3,207,218.45**	**$377,179.19**

2023 BUDGET

5400 - UTILITIES AND MAINTENANCE

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5410 - OFFICE EQUIPMENT MAINTENANCE		**$18,950.00**	**$17,400.00**	**($1,550.00)**
MAINTENANCE OF ALL OFFICE EQUIPMENT EXCEPT THE PRIMARY COMPUTER, PERIPHERAL DEVICES, AND PERSONAL COMPUTERS IS CHARGED TO THIS ACCOUNT.				
TOTAL ACCOUNT #5410	**$17,400.00**			
ACCT #5420 - INFORMATION TECHNOLOGY MAINTENANCE		**$861,200.00**	**$1,072,200.00**	**$211,000.00**
THIS ACCOUNT IS COMPRISED OF BOTH COMPUTER HARDWARE AND SOFTWARE MAINTENANCE. THIS ACCOUNT IS APPLICABLE TO THE INFORMATION TECHNOLOGY DEPARTMENT. GIS RELATED EXPENSES ARE INCLUDED HERE.				
TOTAL ACCOUNT #5420	**$1,072,200.00**			
ACCT #5430 - ELECTRICITY, WATER, SEWER AND SOLID WASTE		**$85,971.00**	**$89,020.00**	**$3,049.00**
THIS BUDGET ITEM IS FOR THE DISTRICT'S UTILITIES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5430	**$89,020.00**			
ACCT #5440 - TELEPHONE		**$99,508.00**	**$103,084.00**	**$3,576.00**
THIS BUDGET ITEM IS FOR THE DISTRICT'S TELEPHONE EXPENSE. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5440	**$103,084.00**			
ACCT #5450 - BUILDING AND GROUNDS MAINTENANCE		**$170,011.00**	**$145,011.00**	**($25,000.00)**
THIS BUDGET ITEM COMPRISES ALL BUILDING AND GROUNDS MAINTENANCE. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5450	**$145,011.00**			
TOTAL 5400 - UTILITIES AND MAINTENANCE		**$1,235,640.00**	**$1,426,715.00**	**$191,075.00**

2023 BUDGET

5500 - CAPITAL OUTLAY

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5510 - FURNITURE AND EQUIPMENT		**$70,000.00**	**$70,500.00**	**$500.00**
AN ASSET SCHEDULE APPEARS AT THE BACK OF THE BUDGET.				
TOTAL ACCOUNT #5510	**$70,500.00**			
ACCT #5520 - BUILDING AND LAND IMPROVEMENTS		**$50,000.00**	**$0.00**	**($50,000.00)**
AN ASSET SCHEDULE APPEARS AT THE BACK OF THE BUDGET.				
TOTAL ACCOUNT #5520	**$0.00**			
TOTAL 5500 - CAPITAL OUTLAY		**$120,000.00**	**$70,500.00**	**($49,500.00)**

2023 BUDGET

5600 - MISCELLANEOUS

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5610 - CONTINGENCY		**$71,161.74**	**$76,672.23**	**$5,510.49**
THE FUNDS IN THIS BUDGET ITEM ARE APPROPRIATED FOR UNANTICIPATED EXPENDITURES. ALL ANTICIPATED EXPENDITURES ARE BUDGETED IN SPECIFIC ACCOUNTS. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5610	**$76,672.23**			
ACCT #5620 - MISCELLANEOUS		**$39,500.00**	**$58,450.00**	**$18,950.00**
THIS ACCOUNT IS FOR ITEMS THAT WILL NOT FIT WELL IN ANOTHER CATEGORY. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
	$58,450.00			
ACCT #5630 - SEASONAL LABOR		**$150,000.00**	**$261,250.00**	**$111,250.00**
THIS ACCOUNT IS FOR SEASONAL LABOR COSTS. THE DISTRICT BEGAN USING CONTRACT EMPLOYEES IN 2020 WHEN THEY STOPPED USING PART TIME EMPLOYEES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
	$261,250.00			
TOTAL ACCOUNT #5630				
TOTAL 5600 - MISCELLANEOUS		**$260,661.74**	**$396,372.23**	**$135,710.49**

2023 BUDGET

5900 - DEBT SERVICE

CLASSIFICATION		2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5920 - EQUIPMENT PAYMENTS		**$69,690.24**	**$72,065.16**	**$2,374.92**
THIS ACCOUNT IS CHARGED FOR EQUIPMENT PAYMENTS. EQUIPMENT LEASES WERE MOVED TO SUBSCRIPTIONS & CONTRACTS IN 2022. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.				
TOTAL ACCOUNT #5920	**$72,065.16**			
TOTAL 5900 - DEBT SERVICE		**$69,690.24**	**$72,065.16**	**$2,374.92**
TOTAL BUDGET		**$15,324,293.82**	**$17,997,944.33**	**$2,673,650.51**

2023 CAPITAL EXPENSES

DEPT #101 - ADMINISTRATION

(1) REPLACEMENT DESKS & CHAIRS	$2,500.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
ADMINISTRATION TOTAL =	$4,500.00

DEPT #102 - CUSTOMER SERVICE

(1) REPLACEMENT DESKS & CHAIRS	$2,500.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
CUSTOMER SERVICE TOTAL =	$4,500.00

DEPT #103 - MAPPING

(1) REPLACEMENT DESKS & CHAIRS	$5,000.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
MAPPING TOTAL =	$7,000.00

DEPT #104 - INFORMATION TECHNOLOGY

(1) REPLACEMENT DESKS & CHAIRS	$4,000.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
INFORMATION TECHNOLOGY TOTAL =	$6,000.00

DEPT #105 OVERHEAD

(1) AUDIO/VIDEO EQUIPMENT	$10,000.00
(2) ARB EQUIPMENT	$4,000.00
(3) PROJECTORS/PC'S	$3,000.00
(4) MISCELLANEOUS	$2,000.00
OVERHEAD TOTAL =	$ 19,000.00

DEPT #201 - COMMERCIAL

(1) REPLACEMENT DESKS & CHAIRS	$5,000.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
COMMERCIAL TOTAL =	$ 7,000.00

DEPT #202 - APPEALS

(1) REPLACEMENT DESKS & CHAIRS	$2,500.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
APPEALS TOTAL =	$ 4,500.00

ACCT # 5510 - FURNITURE & EQUIPMENT

DEPT #203 - PERSONAL PROPERTY

(1) REPLACEMENT DESKS & CHAIRS	$4,000.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
PERSONAL PROPERTY TOTAL =	$6,000.00

DEPT #204 - RESIDENTIAL

(1) REPLACEMENT DESKS & CHAIRS	$10,000.00
(2) MISCELLANEOUS (SCANNERS, STAPLERS, ETC.)	$2,000.00
RESIDENTIAL TOTAL =	$ 12,000.00

2023 SALARY SCHEDULE

DEPT.	TITLE	2023 SALARIES
#101		
ADMINISTRATION	CHIEF APPRAISER	$211,779.28
	DEPUTY CHIEF - APPRAISAL	$192,773.28
	HR FINANCE MANAGER	$132,584.32
	EXECUTIVE ASSISTANT	$72,644.96
	HR/FINANCE ASSISTANT	$72,044.96
	MAINTENANCE EMPLOYEE	$57,055.44
	COMMUNICATIONS LIAISON	$67,600.00
	DIRECTOR OF ADMINISTRATION	$150,000.00
	DIRECTOR OF APPRAISAL	$150,000.00
	ADMINISTRATION TOTAL:	$1,106,482.24
#102		
CUSTOMER SERVICE	CUSTOMER SERVICE MANAGER	$132,584.32
	CUSTOMER SERVICE SUPERVISOR	$102,988.00
	CUSTOMER SERVICE SPECIALIST	$51,653.68
	CUSTOMER SERVICE SPECIALIST	$51,653.68
	CUSTOMER SERVICE SPECIALIST	$51,653.68
	CUSTOMER SERVICE SPECIALIST	$51,653.68
	CUSTOMER SERVICE SPECIALIST	$51,653.68
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	CUSTOMER SERVICE SPECIALIST	$51,654.00
	CUSTOMER SERVICE SPECIALIST	$51,654.00
	CUSTOMER SERVICE SPECIALIST	$51,654.00
	CUSTOMER SERVICE SPECIALIST	$51,654.00
	CUSTOMER SERVICE SPECIALIST	$51,654.00
	CUSTOMER SERVICE TRAINING SPECIALIST	$57,055.44
	CUSTOMER SERVICE TOTAL :	$964,127.20
#103		
MAPPING	MAPPING MANAGER	$132,584.32
	MAPPING SUPERVISOR	$102,988.00
	GIS ANALYST	$67,600.00
	SR. MAPPING TECH	$57,055.44
	MAPPING TECH II	$54,355.60
	MAPPING TECH	$51,653.68
	MAPPING TECH	$51,653.68
	MAPPING TECH	$51,653.68
	MAPPING TECH	$51,653.68
	MAPPING TECH/DATA COLLECTOR	$51,654.00
	MAPPING TECH/DATA COLLECTOR	$51,654.00
	MAPPING TOTAL :	$724,506.08
#104		
INFORMATION TECHNOLOGY	IT MANAGER	$132,584.32
	IT SUPERVISOR	$108,345.04
	DATABASE ADMINISTRATOR	$92,873.04
	SYSTEM ADMINISTRATOR	$92,873.04
	IT SPECIALIST	$81,946.80
	IT SUPPORT	$71,020.56
	QUALITY CONTROL SPECIALIST	$98,000.24
	DATA INTEGRITY SPECIALIST	$92,873.04
	INFORMATION TECHNOLOGY TOTAL :	$770,516.08
#105	SALARY ADJUSTMENTS AND REIMBURSEMENTS	$198,000.00
OVERHEAD		
#201	COMMERCIAL MANAGER	$132,584.32
COMMERCIAL	COMMERCIAL SUPERVISOR	$108,345.04
	COMMERCIAL APPRAISER	$89,648.96
	COMMERCIAL APPRAISER	$89,648.96
	COMMERCIAL APPRAISER	$89,648.96
	COMMERCIAL APPRAISER	$89,648.96
	COMMERCIAL APPRAISER	$89,648.96
	COMMERCIAL APPRAISER	$89,648.96

2023 SALARY SCHEDULE

DEPT.	TITLE	2023 SALARIES
	AG/LAND APPRAISER	$85,824.88
	AG/LAND APPRAISER	$85,824.88
	AG/LAND APPRAISER	$85,824.88
	APPRAISAL SUPPORT	$51,653.68
	APPRAISAL SUPPORT	$51,653.68
	APPRAISAL SUPPORT	$51,653.68
	AG/LAND APPRAISAL SUPPORT	$51,654.00
	COMMERCIAL TOTAL :	$1,242,912.80
DEPT.		
#202		
APPEALS	APPEALS MANAGER	$132,584.32
	ARB COORDINATOR	$92,873.04
	SUPPLEMENT COORDINATOR	$62,400.00
	APPEALS SUPPORT	$51,653.68
	LEGAL SPECIALIST	$92,873.04
	APPEALS TOTAL:	$432,384.08
#203		
PERSONAL PROPERTY	PERSONAL PROPERTY MANAGER	$132,584.32
	PERSONAL PROPERTY SUPERVISOR	$108,345.04
	PERSONAL PROPERTY APPRAISER	$89,648.96
	PERSONAL PROPERTY APPRAISER	$89,648.96
	PERSONAL PROPERTY APPRAISER	$89,648.96
	PERSONAL PROPERTY APPRAISER	$89,648.96
	PERSONAL PROPERTY APPRAISER	$89,648.96
	APPRAISAL SUPPORT	$51,653.68
	SR. APPRAISAL SUPPORT	$57,055.44
	APPRAISAL SUPPORT	$51,653.68
	PERSONAL PROPERTY TOTAL :	$849,536.96
#204		
RESIDENTIAL	RESIDENTIAL MANAGER	$132,584.32
	RESIDENTIAL SUPERVISOR	$102,884.00
	RESIDENTIAL SUPERVISOR	$102,988.00
	RESIDENTIAL APPRAISER/TRAINER	$89,624.00
	RESIDENTIAL APPRAISER/ANALYST	$89,624.00
	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
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	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
	RESIDENTIAL APPRAISER IV	$83,834.32
	APPRAISAL SUPPORT	$51,653.68
	APPRAISAL SUPPORT	$51,653.68
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL APPRAISER	$83,834.00
	RESIDENTIAL TOTAL:	$2,633,032.80
	TOTAL SALARIES:	$8,921,498.24

Date:	08/16/2022
Agenda Item #:	6. N.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve the **Quarterly Investment Report for the Period ending June 30, 2022.**

DESCRIPTION:

The purpose of this item is to provide Town Council an overview of the Town's cash and invested balances for the fiscal period ending June 30, 2022.

BUDGET IMPACT:

Interest earnings for the third quarter of the Fiscal Year 2021-2022 was $323,692 for the reporting period of April to June 2022 with the year-do-date total earnings of $579,164.

RECOMMENDED ACTION:

The Chief Financial Officer recommends action to accept and approve Cash and Investment Report for Quarter Ending June 30, 2022.

Attachments

Staff Memo-3rd Qtr Investment Report

Quarterly Investment Report-Q3 FY 2022

MEMORANDUM

TO: MATTHEW MUELLER, TOWN MANAGER

FROM: KELLY WILSON, CHIEF FINANCIAL OFFICER

SUBJECT: INVESTMENT REPORT FOR QUARTER ENDING JUNE 30, 2022

CC: MAYOR AND COUNCIL

Attached is the Quarterly Investment Report for the first quarter ending June 30, 2022 Fiscal Year 2021-2022. This report complies with the requirements of the Town's Investment Policy and the Public Fund's Investment Act as amended. For the period ending June 30, 2022, the Town's portfolio consisted of the following investments:

Portfolio by Type	Average Yield	Total Invested	Percent of Total
Money Market - Independent Financial	1.00%	$67,347,568.02	47.28%
TexPool/TexPool Prime	0.77%	39,461,118.81	27.70%
Certificate of Deposit	2.55%	2,639,952.48	1.85%
US Treasury Notes	1.60%	12,388,150.00	8.78%
US Agency Bonds	1.42%	20,110,695.00	14.39%
Total Portfolio (Avg)	**1.47%**	**$141,947,484.31**	**100.00%**

The Town has been actively diversifying the investment portfolio in order to minimize risk of over 50% of funds in one portfolio type as well as capturing a better yield. As interest rates are following the federal government increasing rates, the Town is actively participating in other higher yield investments. All Funds on deposit with Independent Financial are fully secured and safeguarded as well as collateralized. Total interest earned for the third quarter ending June 30, 2022 was $323,692. The Town's year-to-date interest earnings for Fiscal Year 2021-2022 reflects $579,164.

Total cash and investments for the period ending June 30, 2022 was $141,947,484.31. The variance decrease of $2,332,002 from the last quarterly investment report is primarily due to Town operational expenses. The cash flow is important for Finance to monitor in order to provide cash availability for expenditures while minimizing risk, preventing early redemptions of investments, and maximizing interest earnings.

The Town's current portfolio has significant resources available for same day access in order to cover normal and seasonal operational costs. The Town's investment and cash management strategy will be to maintain operational and capital needs in money market accounts and liquid asset pools but investing in other instruments in order to capitalize on interest earnings while keeping risk to a minimum. The Town's funds are swept to the above accounts and withdrawn as needed for operational cash flow requirements.

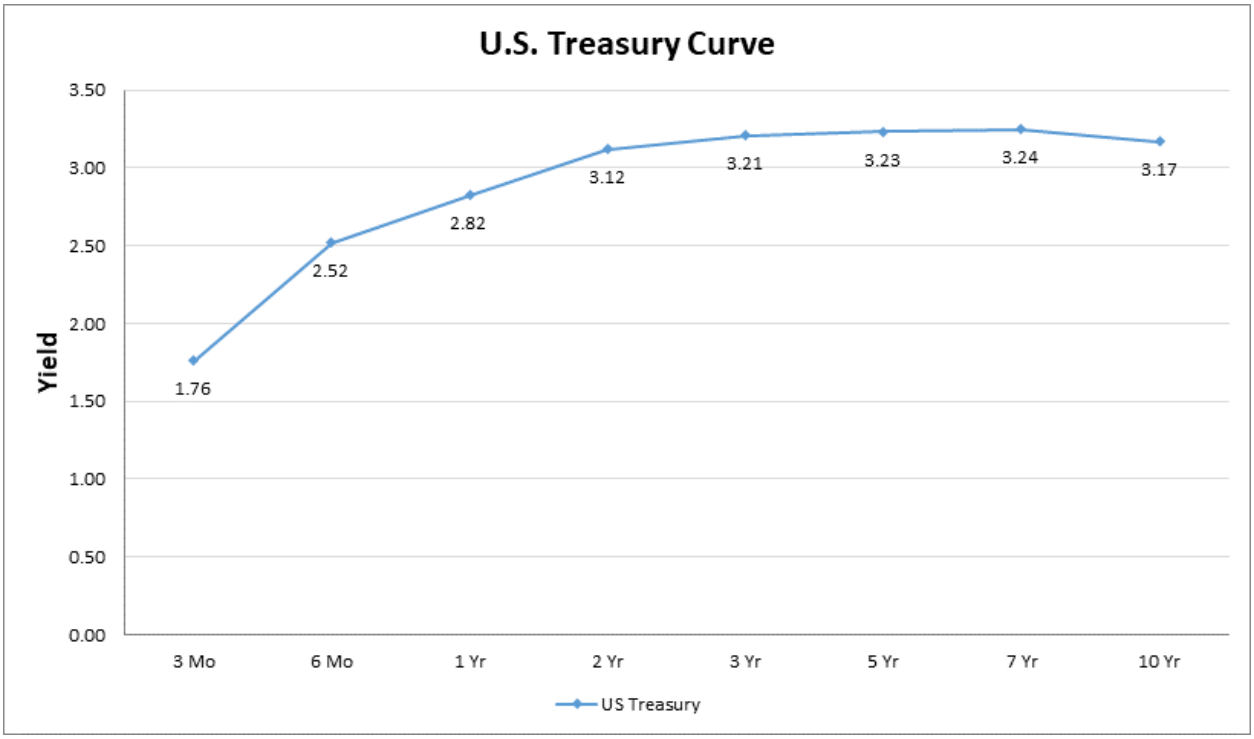
The total portfolio yield fiscal year-to-date is 1.47%. While some benchmarks to reference the US Treasury T-bill rates for 3 months is 1.69%; 1 year is 2.79%; and a 2 year is 2.92% as of the date of this report. The

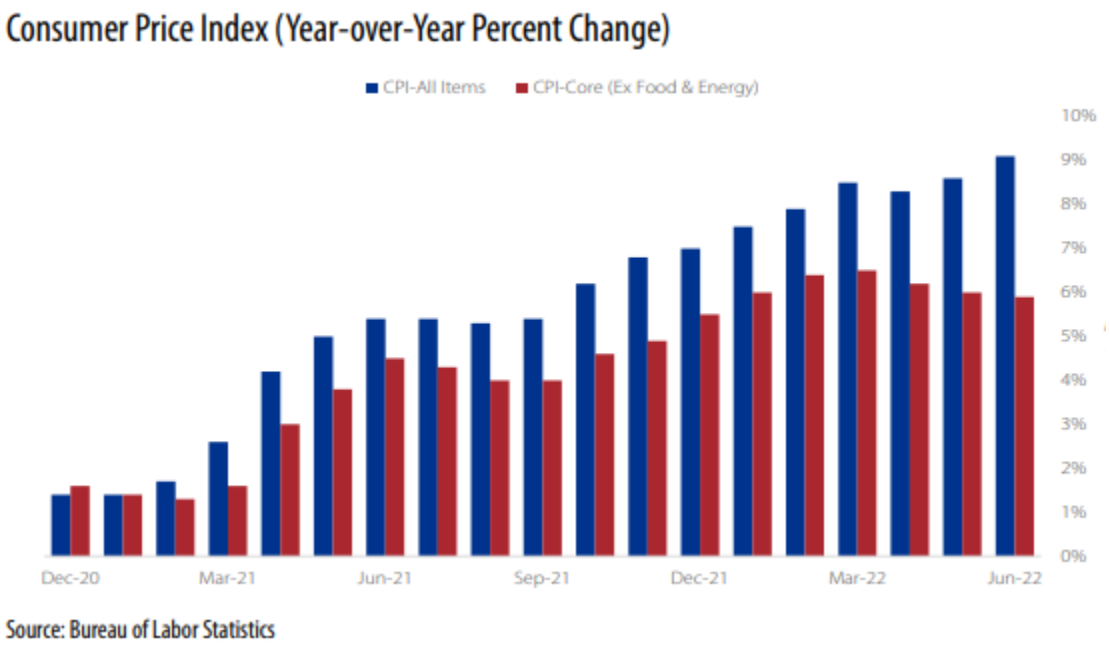
Town's portfolio yield at the time of this report does not exceed the 3 month bench mark but will continue to improve as we continue to invest in safe investments outlined in the Town's investment policy.

2022 Q3 Economic Recap and Rate Outlook

Inflation is still far too hot, and the markets are turning to the Fed to douse the fire. Fed officials recognize the overriding problem is a lack of supply, but they can only influence the demand side. After enacting the first 50 bp hike in over 20 years at the May FOMC meeting, Fed officials have telegraphed 50 bp increases for both the June 15 and July 27 meetings. These moves have been effectively priced-in for months. The prevailing thought had been that by the September meeting, prices would have cooled down enough that the committee would be able to decelerate to quarter point increases going forward. This morning's data doesn't support that scenario. After digesting today's report, the bond market has now fully priced in 50 bps moves in June, July and September, with almost 225 bps of tightening between now and year end. The Fed meets next week, and the market's attention will be focused on what Chairman Jay Powell says Wednesday afternoon at the post-meeting press conference. Despite today's uncomfortable report, a 75 basis point increase isn't likely next week but Powell could set the table for more aggressive action in the coming months.

Finance's new discipline will be to ladder the portfolios and this strategy will help sustain the yield for a longer period of time. We will continue this strategy as much as possible. Finance will continue to monitor our cash needs as revenue streams has been reflected for the property tax collections received in the first two quarters of the fiscal year and utilization of bond proceeds for CIP projects.





Source: Bureau of Labor Statistics

Quarterly Investment Report

For the Quarter Ended

June 30, 2022

Prepared by the Town of Little Elm Finance Department

Overview of the Quarterly Investment Report

Funds on deposit with depository bank are fully collateralized.

- **YTD Cash and Investments on hand: $141,947,484.31**
  - 47.28% in depository bank
  - 27.70% invested in Pools
  - 1.85% invested in CDs
  - 8.78% invested in US Treasury Notes
  - 14.39% invested in US Agency Bonds
- **Interest Earnings**
  - $579,164 YTD
  - $323,692 April to June 2022
- **Average Yield on Portfolio**
  - 1.47% YTD
  - 0.90% at end of 2nd Quarter – FY 2021-2022
- **Average Yield Benchmarks**
  - 1.69% Three Month Rolling Treasury Yield
  - 2.79% One Year Rolling Treasury Yield
  - 0.772% TexPool/Logic Average Yield
- **Certification of Investment Policy (Government Treasurers' Organization of Texas)**
  - Awarded for 2-year period ending March 31, 2024
  - Town has obtained re-certification

The investment portfolio of the Town of Little Elm is in compliance with the Public Funds Investment Act and the investment Policy and Strategies.

Kelly Wilson

Kelly Wilson, Chief Financial Officer

Dianne Lawson

Dianne Lawson, Assistant Director of Finance

TOWN OF LITTLE ELM

Investment Portfolio Summary

Quarter Ending 6/30/2022

PERFORMANCE	3/31/2022	6/30/2022
Yield to Maturity @ Cost	**0.90%**	**1.47%**
TREASURY		
3 Month	**0.52%**	**1.69%**
1 Year	**1.63%**	**2.79%**
2 Year	**2.28%**	**2.92%**

Investment Policy Compliance

Authorized Investments	Compliance
Certficiate of Deposit | Negotiable	Yes
Commercial Paper	Yes
Guaranteed Investment Contracts	Yes
Local Government Investment Pools	Yes
Municipal Bonds | Texas	Yes
Municipal | United States	Yes
Mutual Funds	Yes
Repuchase Agreements	Yes
US Agency	Yes
US Treasury	Yes

	Days	Compliance
Maturity Range | not to exceed 5 Years	216	Yes

MISSION

Effective cash management is recognized as essential to good fiscal management. A comprehensive and effective cash management system will be pursued to optimize investment interest as viable and material revenue to all operating and capital funds. The Town's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with local, state and federal law.

The Town of Little Elm, Texas, is in full compliance with the investment policy and strategy, and the Public Funds Investment Act | Chapter 2256.005 (n), Government Code, Section 404.024.

Kelly Wilson

Kelly Wilson, Chief Finance Officer

Dianne Lawson

Dianne Lawson, Assistant Director of Finance

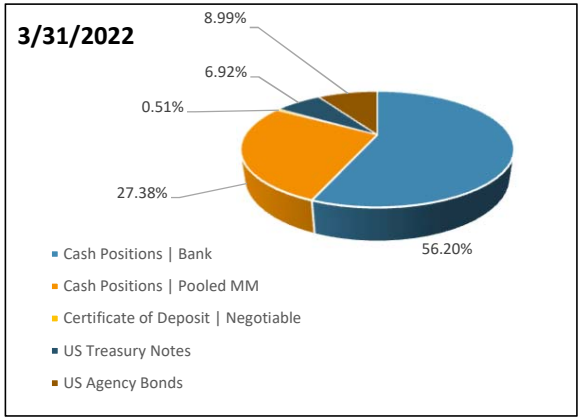
TOWN OF LITTLE ELM

Investment Portfolio Summary

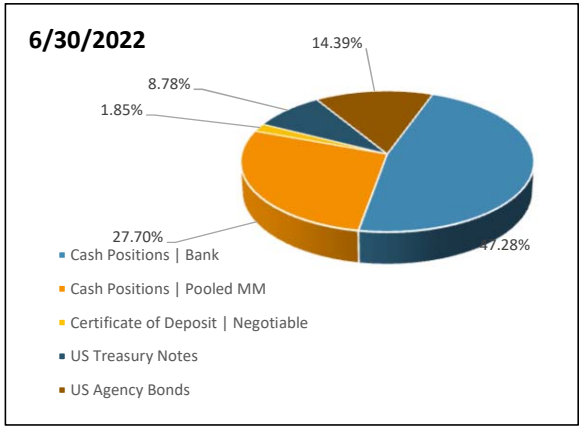
Quarter Ending 6/30/2022

Investment Policy Compliance

Asset Category	% of Portfolio	YTM @Cost	Days to Maturity	Par Value	Book Value	Market Value
Cash Positions | Bank	56.20%	0.50	1	81,236,270.39	81,236,270.39	81,236,270.39
Cash Positions | Pooled MM	27.38%	0.14	1	39,574,907.01	39,574,907.01	39,574,907.01
Certificate of Deposit | Negotiable	0.51%	1.32	6	741,000.00	741,000.00	741,104.10
US Treasury Notes	6.92%	1.67	457	10,000,000.00	10,012,010.10	9,960,925.00
US Agency Bonds	8.99%	0.86	648	13,000,000.00	13,000,000.00	12,766,280.00
	100.00%	**0.90%**	**222**	**144,552,177.40**	**144,564,187.50**	**144,279,486.50**



Asset Category	% of Portfolio	YTM @Cost	Days to Maturity	Par Value	Book Value	Market Value
Cash Positions | Bank	47.28%	1.00	1	67,347,568.02	67,347,568.02	67,347,568.02
Cash Positions | Pooled MM	27.70%	0.77	1	39,461,118.81	39,461,118.81	39,461,118.81
Certificate of Deposit | Negotiable	1.85%	2.55	357	2,640,000.00	2,640,000.00	2,639,952.48
US Treasury Notes	8.78%	1.60	313	12,500,000.00	12,492,576.51	12,388,150.00
US Agency Bonds	14.39%	1.42	408	20,500,000.00	20,467,950.00	20,110,695.00
	100.00%	**1.47%**	**216**	**142,448,686.83**	**142,409,213.34**	**141,947,484.31**



Investment Policy Compliance

Authorized Investments	Compliance
Certficiate of Deposit | Negotiable	Yes
Commercial Paper	Yes
Guaranteed Investment Contracts	Yes
Local Government Investment Pools	Yes
Municipal Bonds | Texas	Yes
Municipal | United States	Yes
Mutual Funds	Yes
Repuchase Agreements	Yes
US Agency	Yes
US Treasury	Yes

	Days	Compliance
Maturity Range | not to exceed 5 Years	216	Yes

Town of Little Elm
Portfolio Holdings
Investment Portfolio - by Asset Category
As of 6/30/2022

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Cash Positions | Bank Investments											
Independent Bank | Pooled Cash MM	MM5236	06/30/2022	1.000	61,558,782.74	61,558,782.74	61,558,782.74	61,558,782.74	N/A	1	0	43.23%
Independent Bank | Section 125 MM	MM3949	06/30/2022	1.000	77,705.05	77,705.05	77,705.05	77,705.05	N/A	1	0	0.05%
Independent Bank | Dispersal Funds MM	MM3595	06/30/2022	1.000	6,760.26	6,760.26	6,760.26	6,760.26	N/A	1	0	0.00%
Independent Bank | American Recovery Act MM	MM7177	06/30/2022	1.000	3,455,662.85	3,455,662.85	3,455,662.85	3,455,662.85	N/A	1	0	2.43%
Independent Bank | CIP Reserve MM	MM7607	06/30/2022	1.000	2,248,557.02	2,248,557.02	2,248,557.02	2,248,557.02	N/A	1	0	1.58%
Independent Bank | Emergicon MM	MM7737	06/30/2022	0.980	100.10	100.10	100.10	100.10	N/A	1	0	0.00%
Sub Total / Average Cash Positions | Bank Investments			0.997	67,347,568.02	67,347,568.02	67,347,568.02	67,347,568.02		1	0.00	47.29%
Cash Positions | MM Pool Investments											
TexPool | Consolidated Ops LGIP	LGIP449	06/30/2022	0.643	7,529,602.46	7,529,602.46	7,529,602.46	7,529,602.46	N/A	1	0	5.29%
TexPool Prime| Consolidated Ops LGIP	LGIP590	06/30/2022	0.820	7,277,946.55	7,277,946.55	7,277,946.55	7,277,946.55	N/A	1	0	5.11%
TexPool Prime | 2020 CO Bond LGIP	LGIP590	06/30/2022	0.820	774,848.54	774,848.54	774,848.54	774,848.54	N/A	1	0	0.54%
LOGIC Prime | 2021 CO Bond LGIP	LGIP6001	06/30/2022	0.804	23,878,721.26	23,878,721.26	23,878,721.26	23,878,721.26	N/A	1	0	16.77%
Sub Total / Average Cash Positions | MM Pool Investments			0.772	39,461,118.81	39,461,118.81	39,461,118.81	39,461,118.81		1	0.00	27.71%
Certificate of Deposit | Negotiable											
Signature Bank New York	82669GCY8	06/27/2022	1.750	240,000.00	240,000.00	240,000.00	239,966.40	09/30/2022	92	0.00	0.17%
Valley National Bank	919853GR6	06/27/2022	1.800	240,000.00	240,000.00	240,000.00	239,995.20	09/30/2022	92	0.00	0.17%
Sharonview Federal Credit Union	819866BF0	06/27/2022	2.350	240,000.00	240,000.00	240,000.00	240,297.60	12/30/2022	183	0.00	0.17%
Bank India New York	06279K2V7	06/27/2022	2.300	240,000.00	240,000.00	240,000.00	240,225.60	01/04/2023	188	0.00	0.17%
Cross River Bank	227563BT9	06/27/2022	2.400	240,000.00	240,000.00	240,000.00	239,952.00	03/30/2023	273	0.00	0.17%
East-West Bank Pasadena California	27579TTX8	06/27/2022	2.600	240,000.00	240,000.00	240,000.00	240,309.60	03/30/2023	273	0.00	0.17%
Eclipse Bankcorp Inc	27884YAE9	06/27/2022	2.500	240,000.00	240,000.00	240,000.00	240,129.60	03/30/2023	273	0.00	0.17%
Ally Bank Sandy Utah	02007GUA9	06/27/2022	2.850	240,000.00	240,000.00	240,000.00	239,181.60	12/29/2023	547	0.00	0.17%
Bank Hapoalim BM New York	06251S4G2	06/27/2022	3.000	240,000.00	240,000.00	240,000.00	239,709.60	12/29/2023	547	0.00	0.17%
Jeanne D Arc Federal Credit Union	472207AB5	06/27/2022	3.200	240,000.00	240,000.00	240,000.00	240,187.68	06/28/2024	729	0.00	0.17%
American Express National Bank	02589AD41	06/27/2022	3.300	240,000.00	240,000.00	240,000.00	239,997.60	07/01/2024	732	21.70	0.17%
Sub Total / Average Certificate of Deposit | Negotiable			2.550	2,640,000.00	2,640,000.00	2,640,000.00	2,639,952.48		357	21.70	1.85%
US Treasury Notes											
US T-Note	91282CAR2	3/25/2022	1.075	5,000,000.00	4,971,679.69	4,974,183.14	4,967,050.00	10/31/2022	123	1,036.01	3.49%
US T-Note	912828R28	3/25/2022	1.682	2,500,000.00	2,498,437.50	2,514,709.94	2,474,525.00	4/30/2023	304	6,734.04	1.77%
US T-Note	9128286R6	3/25/2022	2.238	2,500,000.00	2,500,585.94	2,523,117.02	2,469,325.00	4/30/2024	670	9,324.05	1.77%
US T-Note	91282CAX9	4/20/2022	1.404	2,500,000.00	2,481,776.92	2,480,566.41	2,477,250.00	11/30/2022	153	256.15	1.74%
Sub Total / Average US Treasury Notes			1.600	12,500,000.00	12,452,480.05	12,492,576.51	12,388,150.00		313	17,350.25	8.77%
US Agency Bonds											
FHLB	3130APQN8	11/22/2021	0.625	5,000,000.00	5,000,000.00	5,000,000.00	4,853,450.00	11/22/2023	510	3,298.61	3.51%
FHLB	3130AQQT3	2/23/2022	1.100	8,000,000.00	8,000,000.00	8,000,000.00	7,806,720.00	2/23/2024	603	31,044.44	5.62%
FFCB	3133EMX98	4/20/2022	1.745	2,500,000.00	2,468,437.50	2,467,950.00	2,465,225.00	2/2/2023	217	925.00	1.73%
FHLB	3130ARRU7	4/28/2022	2.212	5,000,000.00	5,000,000.00	5,000,000.00	4,985,300.00	4/28/2023	302	8,611.11	3.51%
Sub Total / Average US Agency Bonds			1.421	20,500,000.00	20,468,437.50	20,467,950.00	20,110,695.00		408	43,879.16	14.37%
Total / Average			1.47	142,448,686.83	142,369,604.38	142,409,213.34	141,947,484.31		216	61,251.11	1.00

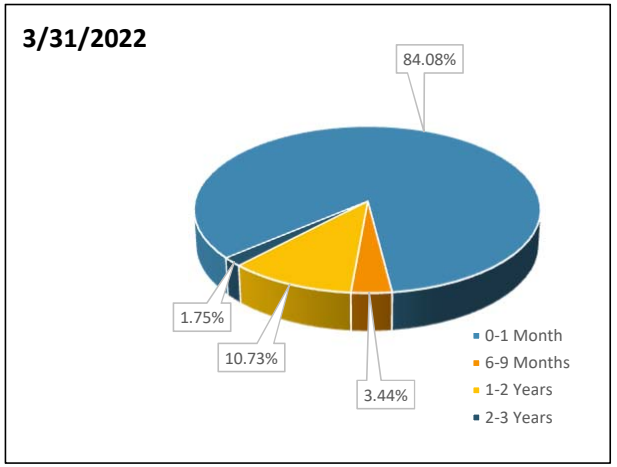
TOWN OF LITTLE ELM

Investment Portfolio Summary

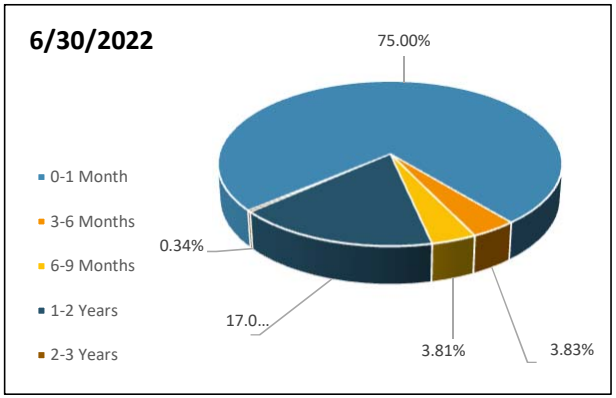
Quarter Ending 6/30/2022

Investment Policy Compliance | Maturity Range

Maturity Range	% of Portfolio	YTM @Cost	Days to Maturity	Book Value
0-1 Month	84.08%	0.65	2	121,552,177.40
6-9 Months	3.44%	1.08	214	4,974,183.14
1-2 Years	10.73%	1.14	563	15,514,709.94
2-3 Years	1.75%	2.24	761	2,523,117.02
	100.00%	**1.28%**	**222**	**144,564,187.50**



Maturity Range	% of Portfolio	YTM @Cost	Days to Maturity	Book Value
0-1 Month	75.00%	0.88	1	106,808,686.83
3-6 Months	3.83%	1.54	102	5,454,183.14
6-9 Months	3.81%	1.95	185	5,428,516.41
1-2 Years	17.02%	2.12	430	24,237,826.96
2-3 Years	0.34%	3.25	731	480,000.00
	100.00%	**1.95%**	**216**	**142,409,213.34**



Investment Policy Compliance

Authorized Investments	Days	Compliance
Maturity Range | not to exceed 5 Years	216	Yes

Town of Little Elm
Portfolio Holdings
Investment Portfolio - by Maturity Range
As of 6/30/2022

Description	CUSIP/Ticker	Maturity Date	Days To Maturity	Settlement Date	Book Value	Market Value	% of Portfolio
0-1 Month							
Independent Bank | Pooled Cash MM	MM5236	6/30/2022	1		61,558,782.74	61,558,782.74	43.23%
Independent Bank | Section 125 MM	MM3949	06/30/2022	1		77,705.05	77,705.05	0.05%
Independent Bank | Dispersal Funds MM	MM3595	06/30/2022	1		6,760.26	6,760.26	0.00%
Independent Bank | American Recovery Act MM	MM7177	06/30/2022	1		3,455,662.85	3,455,662.85	2.43%
Independent Bank | CIP Reserve MM	MM7607	06/30/2022	1		2,248,557.02	2,248,557.02	1.58%
Independent Bank | Emergicon MM	MM7737	06/30/2022	1		100.10	100.10	0.00%
TexPool | Consolidated Ops LGIP	LGIP449	06/30/2022	1		7,529,602.46	7,529,602.46	5.29%
TexPool Prime| Consolidated Ops LGIP	LGIP590	06/30/2022	1		7,277,946.55	7,277,946.55	27.71%
TexPool Prime | 2020 CO Bond LGIP	LGIP590	06/30/2022	1		774,848.54	774,848.54	0.54%
LOGIC Prime | 2021 CO Bond LGIP	LGIP6001	06/30/2022	1		23,878,721.26	23,878,721.26	16.77%
Total / Average 0-1 Month			**1**		**106,808,686.83**	**106,808,686.83**	**75.00%**
3-6 Month							
Signature Bank New York	82669GCY8	09/30/2022	92	6/27/2022	240,000.00	239,966.40	0.17%
Valley National Bank	919853GR6	09/30/2022	92	6/27/2022	240,000.00	239,995.20	0.17%
US T-Note	91282CAR2	10/31/2022	123	3/25/2022	4,974,183.14	4,967,050.00	3.49%
Total / Average 3-6 Months			**102**		**5,454,183.14**	**5,447,011.60**	**3.83%**
6-9 Months							
Sharonview Federal Credit Union	819866BF0	12/30/2022	183	06/27/2022	240,000.00	240,297.60	0.17%
Bank India New York	06279K2V7	01/04/2023	188	06/27/2022	240,000.00	240,225.60	0.17%
US T-Note	91282CAX9	11/30/2022	153	04/20/2022	2,480,566.41	2,477,250.00	1.74%
FFCB	3133EMX98	02/02/2023	217	04/20/2022	2,467,950.00	2,465,225.00	1.73%
Total / Average 6-9 Months			**185**		**5,428,516.41**	**5,422,998.20**	**3.81%**
1-2 Years							
Cross River Bank	227563BT9	3/30/2023	273	6/27/2022	240,000.00	239,952.00	0.17%
East-West Bank Pasadena California	27579TTX8	3/30/2023	273	6/27/2022	240,000.00	240,309.60	0.17%
Eclipse Bankcorp Inc	27884YAE9	3/30/2023	273	6/27/2022	240,000.00	240,129.60	0.17%
Ally Bank Sandy Utah	02007GUA9	12/29/2023	547	6/27/2022	240,000.00	239,181.60	0.17%
Bank Hapoalim BM New York	06251S4G2	12/29/2023	547	6/27/2022	240,000.00	239,709.60	0.17%
US T-Note	912828R28	04/30/2023	304	03/25/2022	2,514,709.94	2,474,525.00	1.77%
US T-Note	9128286R6	04/30/2024	670	03/25/2022	2,523,117.02	2,469,325.00	1.77%
FHLB	3130APQN8	11/22/2023	510	11/22/2021	5,000,000.00	4,853,450.00	3.51%
FHLB	3130AQQT3	02/23/2024	603	02/23/2022	8,000,000.00	7,806,720.00	5.62%
FHLB	3130ARRU7	04/28/2023	302	04/28/2022	5,000,000.00	4,985,300.00	3.51%
Total / Average 1-2 Years			**430**		**24,237,826.96**	**23,788,602.40**	**17.02%**
2-3 Years							
Jeanne D Arc Federal Credit Union	472207AB5	06/28/2024	729	06/27/2022	240,000.00	240,187.68	0.17%
American Express National Bank	02589AD41	07/01/2024	732	06/27/2022	240,000.00	239,997.60	0.17%
Total / Average 2-3 Years			**731**		**480,000.00**	**480,185.28**	**0.34%**
Total / Average					**142,409,213.34**	**141,947,484.31**	**1.00**

TOWN OF LITTLE ELM

Investment Portfolio Summary

Quarter Ending 6/30/2022

Funds			Par Value	Book Value	Market Value	Accrued Interest
Cash Positions | Bank						
	Value at	3/31/2022	81,236,270.39	81,236,270.39	81,236,270.39	-
		Net Change	**(13,888,702.37)**	**(13,888,702.37)**	**(13,888,702.37)**	**-**
	Value at	6/30/2022	67,347,568.02	67,347,568.02	67,347,568.02	-
Cash Positions | Pool Investments						
	Value at	3/31/2022	39,574,907.01	39,574,907.01	39,574,907.01	-
		Net Change	**(113,788.20)**	**(113,788.20)**	**(113,788.20)**	**-**
	Value at	6/30/2022	39,461,118.81	39,461,118.81	39,461,118.81	-
Certificate of Deposit | Negotiable						
	Value at	3/31/2022	741,000.00	741,000.00	741,104.10	3,192.06
		Net Change	**1,899,000.00**	**1,899,000.00**	**1,898,848.38**	**(3,170.36)**
	Value at	6/30/2022	2,640,000.00	2,640,000.00	2,639,952.48	21.70
US Treasury Notes						
	Value at	3/31/2022	10,000,000.00	10,012,010.10	9,960,925.00	43,016.23
		Net Change	**2,500,000.00**	**2,480,566.41**	**2,427,225.00**	**(25,665.98)**
	Value at	6/30/2022	12,500,000.00	12,492,576.51	12,388,150.00	17,350.25
US Government Bonds (Agencies)						
	Value at	3/31/2022	13,000,000.00	13,000,000.00	12,766,280.00	20,486.81
		Net Change	**7,500,000.00**	**7,467,950.00**	**7,344,415.00**	**23,392.35**
	Value at	6/30/2022	20,500,000.00	20,467,950.00	20,110,695.00	43,879.16

Total Portfolio			Par Value	Book Value	Market Value	Accrued Interest
	Value at	**3/31/2022**	**144,552,177.40**	**144,564,187.50**	**144,279,486.50**	**66,695.10**
		Net Change	**(2,103,490.57)**	**(2,154,974.16)**	**(2,332,002.19)**	**(5,443.99)**
	Value at	**6/30/2022**	**142,448,686.83**	**142,409,213.34**	**141,947,484.31**	**61,251.11**

TOWN OF LITTLE ELM

Investment Portfolio Interest Earnings

Quarter Ending 6/30/2022

Interest Earnings

Funds	FY 2020 Interest Earnings	FY 2021 Interest Earnings	FY 2022 1st Qtr	FY 2022 2nd Qtr	Apr-22	May-22	Jun-22	3rd Qtr FY 2022
General Operating	**408,184**	**174,622**	**29,317**	**45,400**	44,569	27,723	28,494	100,786
Special Revenue Fund	**63,758**	**58,815**	**13,508**	**11,100**	14,478	5,133	7,946	27,556
Interest and Sinking	**41,213**	**22,613**	**2,531**	**5,275**	6,065	2,057	2,459	10,580
Equipment Replacement Fund	**53,632**	**32,981**	**6,819**	**5,034**	5,720	1,982	2,301	10,003
Enterprise Funds	**424,323**	**247,995**	**40,220**	**40,598**	47,958	21,669	27,611	97,238
Economic Agreements/TIRZ	**66,432**	**14,440**	**1,503**	**1,321**	3,021	1,025	1,230	5,275
Community Development Type B Corporation	**9,095**	**9,612**	**1,601**	**1,783**	2760	958	1214	4,932
General Capital Project Funds	**303,605**	**94,018**	**22,089**	**27,374**	25,500	17,774	24,047	67,321
Total Cash and Investments	**1,324,115**	**655,096**	**117,588**	**137,884**	**150,070**	**78,322**	**95,300**	**323,692**

Interest Earnings

Investment Type	FY 2020 Interest Earnings	FY 2021 Interest Earnings	FY 2022 1st Qtr	FY 2022 2nd Qtr	Apr-22	May-22	Jun-22	3rd Qtr FY 2022
Cash Positions | Bank	**922,000**	**497,865**	**104,421**	**113,591**	33,577	30,183	58,024	121,784
Cash Positions | Pooled	**185,688**	**15,186**	**5,359**	**13,670**	13,056	25,952	37,277	76,284
Investments	**216,427**	**142,045**	**7,810**	**10,622**	103,437	22,188	0	125,624
Total Cash and Investments	**1,324,115**	**655,096**	**117,590**	**137,884**	**150,069**	**78,322**	**95,301**	**323,692**

Date:	08/16/2022
Agenda Item #:	6. O.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve the **Unaudited Quarterly Budget Report for the Quarter Ending June 30, 2022.**

DESCRIPTION:

The purpose of this item is to provide Town Council a report of financial performance of the Town regarding its Budget of Revenues and Expenditures for the 3rd Quarter of the Fiscal Year 2021-2022.

BUDGET IMPACT:

At June 30, 2022, the budget for all major funds target at 75%. The first half of the fiscal year reflected the majority of property tax collections, which is a major revenue stream for the Town. Through the 3rd quarter, the Town's property tax collection rate is 99.33%. The Town is seeing an uptick on collecting prior year's taxes. Finance has provided Council the truth in taxation worksheet reflecting the 2022 tax roll and revenue projections which is reflected in the FY 2022-2023 Proposed Budget. Building permits is another indicator of the economy and the Town is seeing collections to date of 120.61% of the budgeted revenue for permits. The Town had a successful special event held in June for Brew and Que. Funds for this event are reflected in this quarterly financial report. Another stream of revenue for the Park and Recreation Fund is the membership of the COVE @ the Lakefront. The Cove is showing a 121% cost recovery through this reporting period. The Recreation Center is showing a 102% cost recovery through this reporting period. Another major revenue stream for the Town is the reported sales tax. To date, the Town is over FY 2022 projected budgeted sales tax revenue by 19% in tax collections. The Utility Funds are on target with their billed revenue for services. The Town is experiencing increased water sales, which offsets the cost of purchase of water. Finance tracks the amount of water purchases to our take or pay amount, and we anticipate the Town to exceed our take or pay.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Quarterly Budget to Actual Memo-Q3 FY 2022

June 30, 2022 Financial Report
General Fund and Utility Fund Summary
Parks and Rec Fund Summary

MEMORANDUM

TO: MATT MUELLER, TOWN MANAGER

FROM: KELLY WILSON, CHIEF FINANCIAL OFFICER

SUBJ: BUDGET REPORT FOR PERIOD JUNE 30, 2022

CC: MAYOR AND COUNCIL

The attached is Budget to Actual Information for the fiscal period ending June 30, 2022. This period ending represents 75% of the Town's fiscal year. This information is unaudited and provides a snapshot of our financial information in a budgetary basis.

Cash and Investment Position: The Town is in excellent cash position. All idle funds are in interest bearing accounts or secured investments. For further detailed information, please review the quarterly investment report.

Budget: At June 30, 2022, the budget is as follows for major funds with the **target at 75%;** the major funds are presented in summary below. The YTD figure includes actual expenditures and encumbrances.

Revenues:

Major Funds – Sources		***Budget***		*YTD*	*% Earned*
General Fund	$	42,401,973	$	42,301,019	99.76%
Park and Recreation Fund		4,208,104		3,181,727	75.61%
Street Maintenance Fund		1,453,229		989,617	68.10%
Water and Sewer Fund		20,571,974		14,188,686	68.97%
Solid Waste Fund		3,464,061		2,602,734	75.14%
Storm Drainage System Fund		741,685		558,458	75.30%

Expenditures:

Major Funds - Uses		***Budget***		*YTD*	*% Used*
General Fund	$	47,180,023	$	34,875,781	73.92%
Park and Recreation Fund		4,032,436		2,952,566	73.22%
Street Maintenance Fund		2,476,178		1,551,699	62.67%
Water and Sewer Fund		20,351,506		13,717,354	67.40%
Solid Waste Fund		3,237,132		2,305,250	71.21%
Storm Drainage System Fund		812,714		640,053	78.76%

General Fund Revenue and Expense Summary: The total all sources of revenue in the General Fund year-to-date is $42,301,019 or 99.76% of budgeted revenues of $42,401,973. Compared to this time last year, the General Fund year-to-date revenues was 99.91% of budgeted revenues. Operationally, the Town's revenue through the 3rd quarter of the fiscal year are on target. Ad Valorem property tax collections

as of June 30, 2022 are $32,575,541 or 99.33% on a tax levy of $32,792,517. Property Tax collections typically start in October and spike with collections in December. The Town reports the collected property tax net of obligations to the various economic development incentives that are accounted for throughout the year. The Town is seeing through our 3rd quarter an uptick in building permit revenue, which reflects total collected to date of $3,015,353 or 120.61% of the $2,500,000 annual budgeted revenue. The Town has not seen any loss in sales tax revenue that other municipalities has experience due to shut-down and slow openings. The Town has exceeded year to date projected budgeted sales tax revenue by 19%. Statewide, the Comptroller is reporting a 17% increase in sales tax collections. Total General Fund Expenditures are $34,875,781 including $2,621,475 in encumbrances. Total expenditures represent 73.92% of the budgeted $47,180,023.

General Fund and Debt Service Fund Property Taxes:
The Property Tax collections for the fiscal year are received through June are:

General & Debt	General Fund	YTD Actual	Debt Service Fund	YTD Actual
Current Levy	$20,947,917	$23,465,240	$5,267,800	$5,706,997
Penalty and Interest	50,000	56,472	14,400	14,081
Prior Year Property Taxes	25,000	93,326	10,800	28,614
Total	$21,022,917	$23,615,039	$5,293,000	$5,749,692

Sales Tax: The Town's total sales tax budget (2 cents) is $11,545,834. On an accrual basis, the Town is reporting sales tax receipts as it is earned. Sales Tax received in October and November was accrued back into FY2021 as it was actually earned for sales for the months of August and September. The table below summaries total sales tax collections through April 2022. The figures below do not include any reduction to Sales Tax associated with any development, 380 or economic development agreements.

Fiscal Year	Total Sales Tax Received	1¢ City	.50¢ EDC	.25¢ CDC	.25¢ SMF
2021-2022 Budget	11,545,834	5,772,918	2,886,458	1,443,229	1,443,229
2021-2022 YTD Actual	8,979,263	4,489,631	2,244,816	1,122,408	1,122,408

Interest Earnings and Cash Position: The Town's funds are fully invested and secure. Total interest earned year to date ending June 30, 2022 was $5,79,164. Total cash and investments on hand for the period ending June 30, 2022 are $141,947,484. (See Cash and Investment Report for more detail)

Water and Sewer Fund: The Town's Water-Wastewater Utility revenue billed YTD as of June 30, 2022 is $14,188,686 or 68.97% of budget revenues of $20,571,974. The Town implemented a multi-year rate plan that goes out to 2024. This year water payers saw an increase of 2% in water rates. Sewer rates remained unchanged. Water sales total $7,501,119 or 66.73% of the total budgeted amount of $11,241,359. Actual expenditures including encumbrances for the year as of June 30, 2022 are $13,717,354 or 67.40% of the total amended budget amount of $20,351,506 including $2,733,443 for encumbrances. The water purchases take or pay budget reflects $5,379,337 or 26% of the budget.

FINANCE DEPARTMENT
BUDGET REPORT

The Town of Little Elm has billed 1.168 million gallons of water through the 3rd quarter of FY 2022 and has purchased 1.557 million gallons of water for the fiscal year from NTMWD.

	Oct-21		Nov-21		Dec-21	
	WATER	SEWER	WATER	SEWER	WATER	SEWER
# of Accts Residential	11,683	11,434	11,733	11,483	11,772	11,521
#of Accts Commercial	240	196	242	201	239	197
Consumption-Residential	102,785,000	59,445,000	77,847,000	59,777,000	69,484,000	59,998,000
Consumption-Commercial	20,195,000	6,133,000	16,184,000	5,469,000	13,760,000	4,670,000
Average Residential Water Consumption	8,798		6,635		5,902	
Billed ($) Residential	$ 817,412	$ 522,199	$ 651,627	$ 525,419	$ 600,900	$ 527,449
Billed ($) Commercial	$ 132,505	$ 33,267	$ 114,112	$ 30,397	$ 92,687	$ 24,066
Total Billed ($)	$ 949,917	$ 580,922	$ 765,739	$ 582,578	$ 693,588	$ 575,720
Rainfall	2.96		3.11		0.43	

	Jan-22		Feb-22		Mar-22	
	WATER	SEWER	WATER	SEWER	WATER	SEWER
# of Accts Residential	11,809	11,550	11,823	11,569	11,853	11,600
#of Accts Commercial	393	198	388	199	385	198
Consumption-Residential	71,280,000	70,405,000	70,733,000	70,756,000	64,213,000	72,158,000
Consumption-Commercial	8,473,000	4,072,000	8,728,000	4,095,000	7,291,000	4,113,000
Average Residential Water Consumption	6,036		5,983		5,417	
Billed ($) Residential	$ 661,113	$577,098	$ 651,563	$588,701	$ 606,667	$586,524
Billed ($) Commercial	$ 88,402	$23,734	$ 91,866	$23,868	$ 80,090	$23,871
Total Billed ($)	$749,515	$600,832	$743,429	$612,569	$686,757	$610,395
Rainfall	0.08		2.03		2.12	

FINANCE DEPARTMENT
BUDGET REPORT

`	Apr-22		May-22		Jun-22	
	WATER	SEWER	WATER	SEWER	WATER	SEWER
# of Accts Residential	11,913	11,664	11,936	11,687	11,996	11,746
#of Accts Commercial	436	217	440	219	440	220
Consumption-Residential	82,332,000	73,902,000	85,968,000	73,191,000	119,274,000	75,900,000
Consumption-Commercial	20,441,000	6,445,000	22,693,000	5,801,000	32,065,000	6,676,000
Average Residential Water Consumption	6,911		7,202		9,943	
Billed ($) Residential	$ 729,313	$595,786	$ 753,033	$592,885	$ 978,469	$606,643
Billed ($) Commercial	$ 153,372	$35,226	$ 167,394	$32,240	$ 223,695	$36,284
Total Billed ($)	$ 882,686	$ 631,013	$ 920,427	$ 625,126	$ 1,202,164	$ 642,927
Rainfall	2.54		3		2.64	

TOWN OF LITTLE ELM

FY 2021-2022 Revenue and Expenditure Highlights

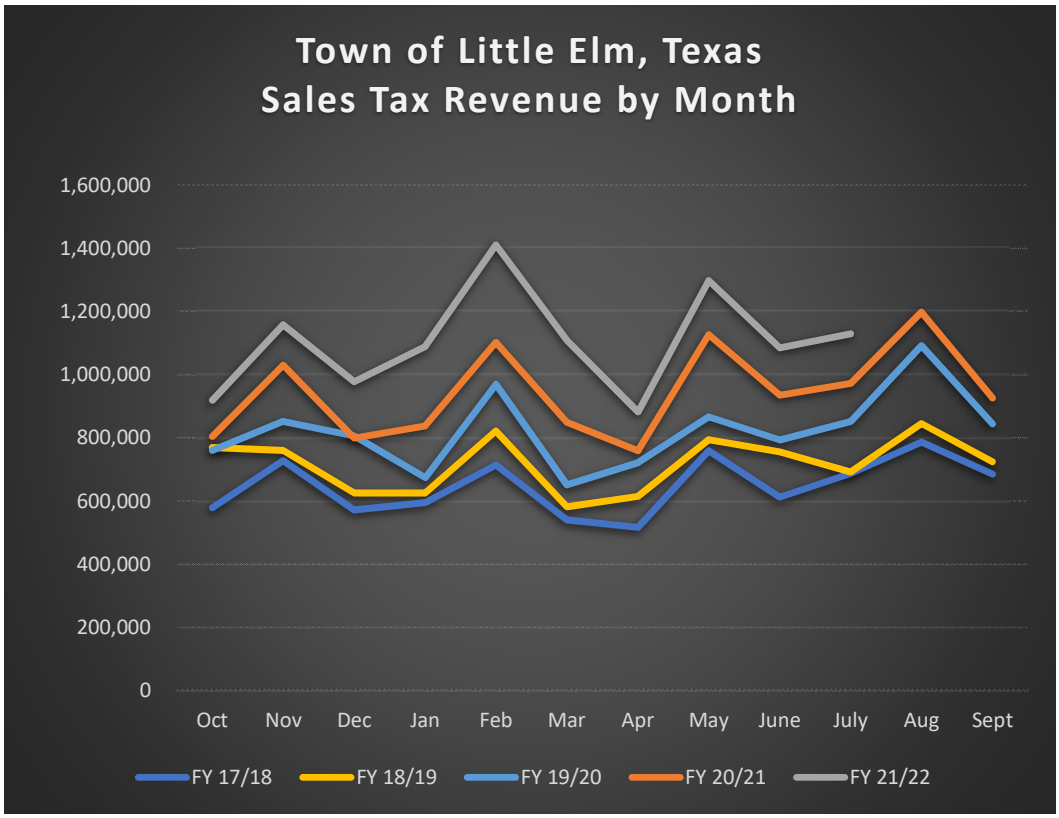
REPORTING PERIOD JUNE 30, 2022

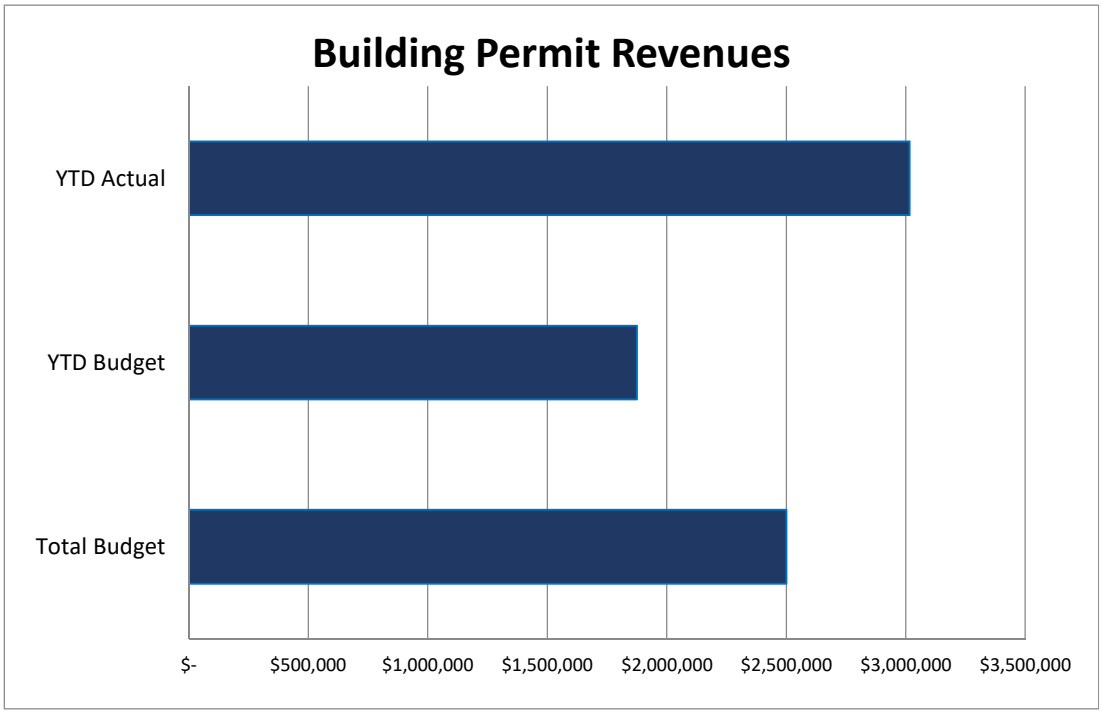
General Fund Revenues			
	Amended Budget	**YTD Actual**	**Percent Difference**
Total Revenue	**42,401,973**	**42,301,019**	100%
Top Five Sources of Revenue			
Property Taxes	21,022,917	23,619,036	112%
City Sales Tax	5,322,918	3,925,234	74%
Building Permits	2,500,000	3,015,353	121%
Franchise Fees	2,180,000	1,188,447	55%
Infrastructure Inspection and Plan Review Fees	725,000	514,139	71%

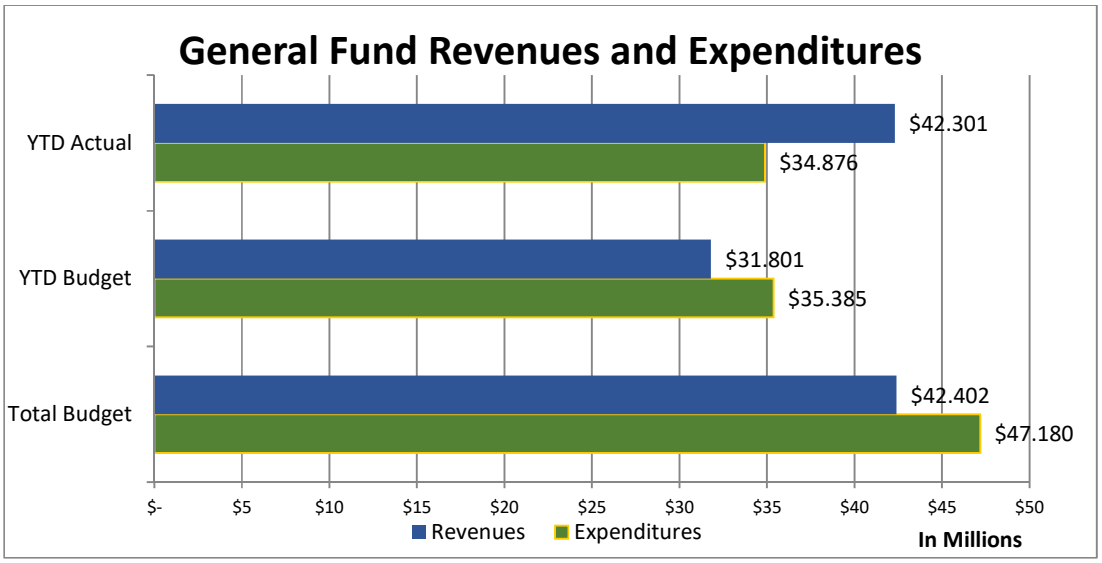
General Fund Expenditures				
	Amended Budget	**YTD Actual**	**Remaining Budget**	**Percent of Budget**
Total Expenditures	**47,180,023**	**34,875,781**	**12,304,242**	**74%**
Town Council	135,197	86,532	48,665	64%
Manager Administration	1,753,547	1,444,439	309,108	82%
Municipal Court	673,979	375,668	298,311	56%
Financial Services	2,646,580	1,940,110	706,470	73%
Library Services	671,486	491,630	179,856	73%
Development Services	1,229,593	758,222	471,371	62%
Information Technology	1,563,008	1,080,266	482,742	69%
Town Attorney	340,000	339,305	695	100%
Engineering	964,330	661,903	302,427	69%
Building Inspection / Code	1,534,052	1,292,716	241,336	84%
Police Department	12,690,379	9,131,383	3,558,996	72%
Non-Departmental	2,804,043	2,602,732	201,311	93%
Animal Services	410,051	290,470	119,581	71%
Fleet Maintenance	461,585	320,375	141,210	69%
Facility Maintenace	1,015,635	856,939	158,696	84%
Public Works / Streets	1,999,514	1,292,359	707,155	65%
Marketing and Communications	469,454	295,828	173,626	63%
Park Maintenace	2,287,770	1,550,048	737,722	68%
Parks - Senior Programs	231,244	150,806	80,438	65%
Fire Department	13,298,576	9,914,052	3,384,524	75%

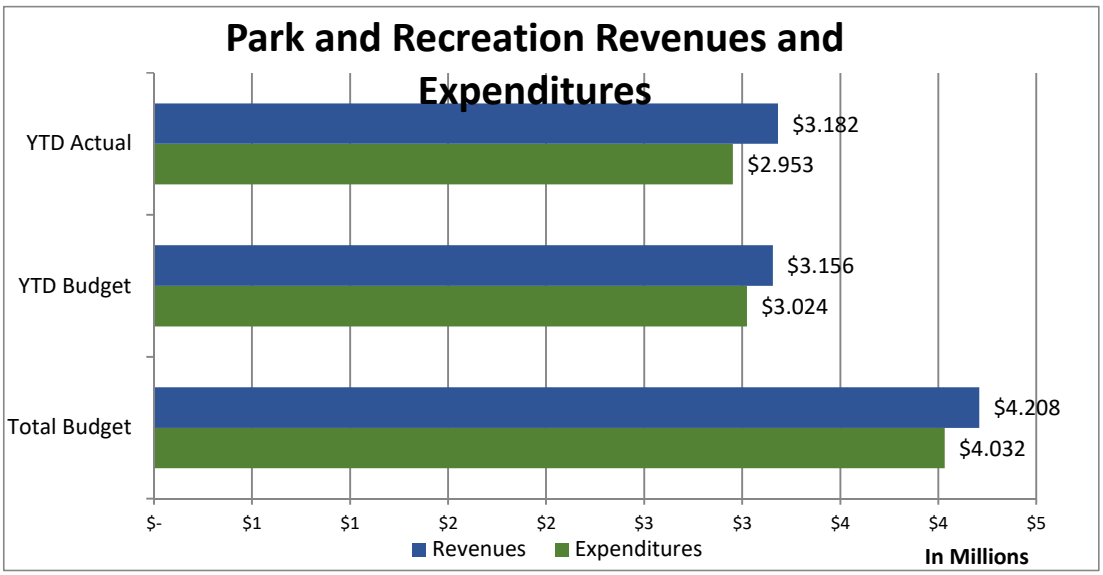
Water and Sewer Fund Revenue			
	Amended Budget	**YTD Actual**	**Percent Difference**
Total Revenue	20,571,974	14,188,686	69%
Top Five Sources of Revenue			
Water Sales	11,241,359	7,501,119	67%
Sewer Sales	7,491,589	5,226,565	70%
Meter Set Fees	100,000	156,000	156%
Wholesale Water Sales	457,685	315,049	69%
Wholesale Sewer Sales	646,841	489,961	76%

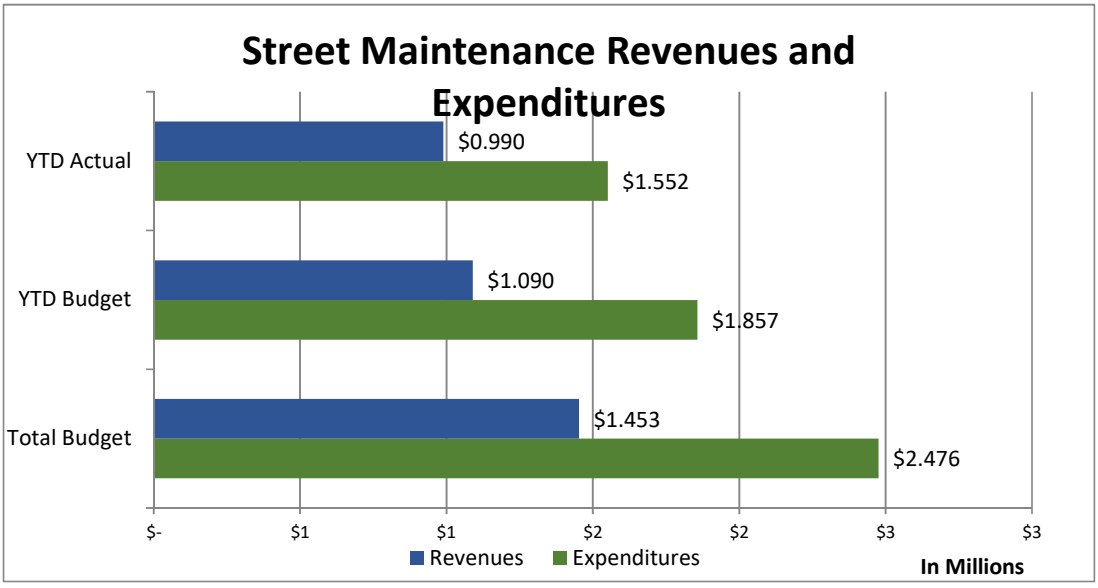
Water and Sewer Program Expenditures				
	Amended Budget	**YTD Actual**	**Remaining Budget**	**Percent Difference**
Water Operations	9,576,520	8,214,316	1,362,204	86%
Wastewater Collection	989,804	711,155	278,649	72%
Wastewater Treatment	2,704,783	2,121,777	583,007	78%
Utility Administration	802,570	544,722	257,848	68%
Debt Service	4,326,140	691,660	3,634,480	16%
Utility Billing and Collection	1,202,689	1,022,204	180,485	85%
Construction/CIP	749,000	411,521	337,479	55%

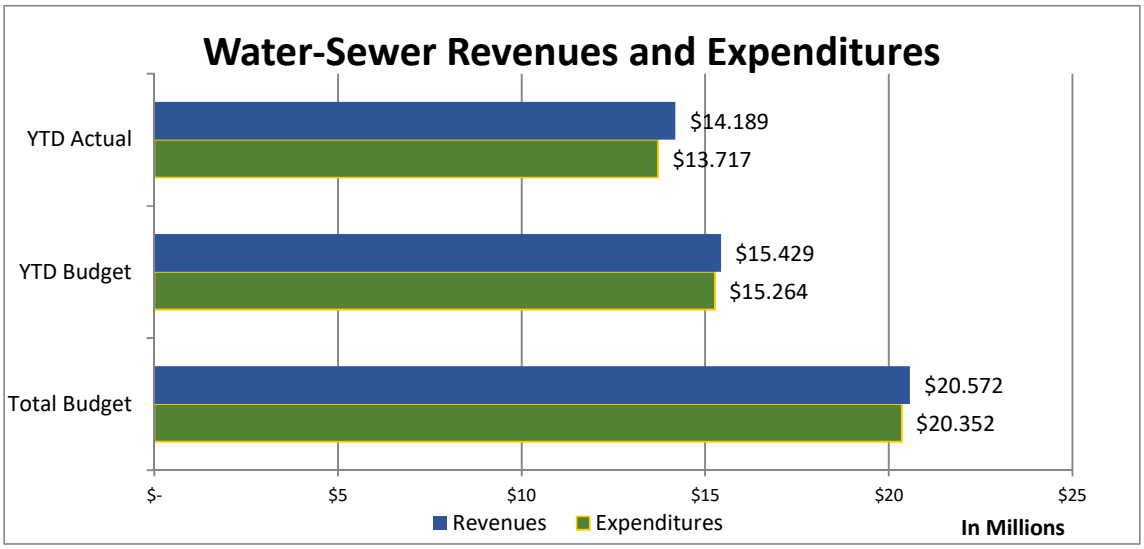

Town of Little Elm, Texas
Sales Tax Revenue by Month
1,600,000
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
June
July
Aug
Sept
FY 17/18
FY 18/19
FY 19/20
FY 20/21
FY 21/22

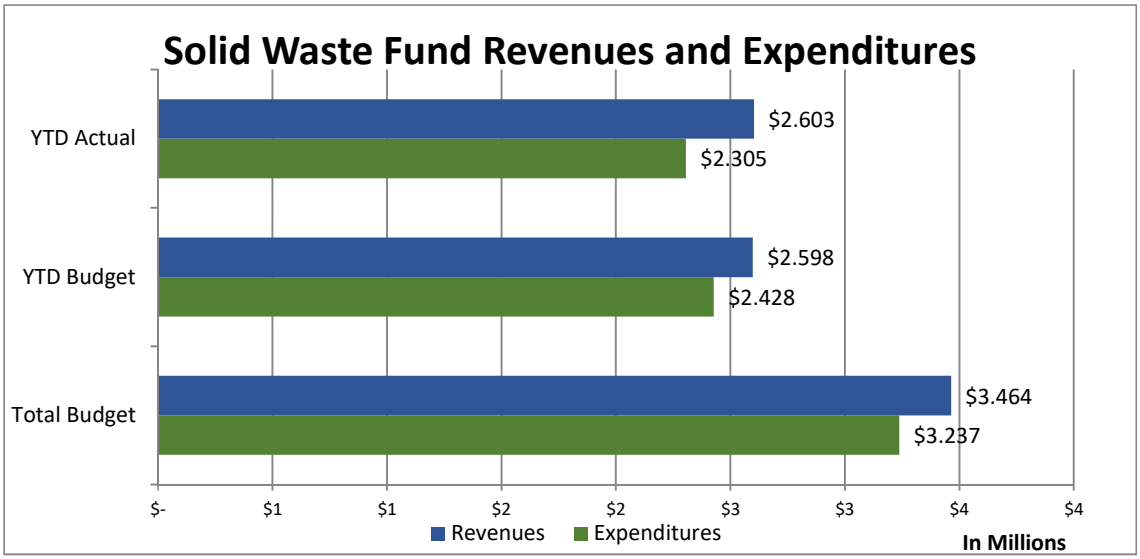

Building Permit Revenues
YTD Actual
YTD Budget
Total Budget
$-
$500,000
$1,000,000
$1,500,000
$2,000,000
$2,500,000
$3,000,000
$3,500,000

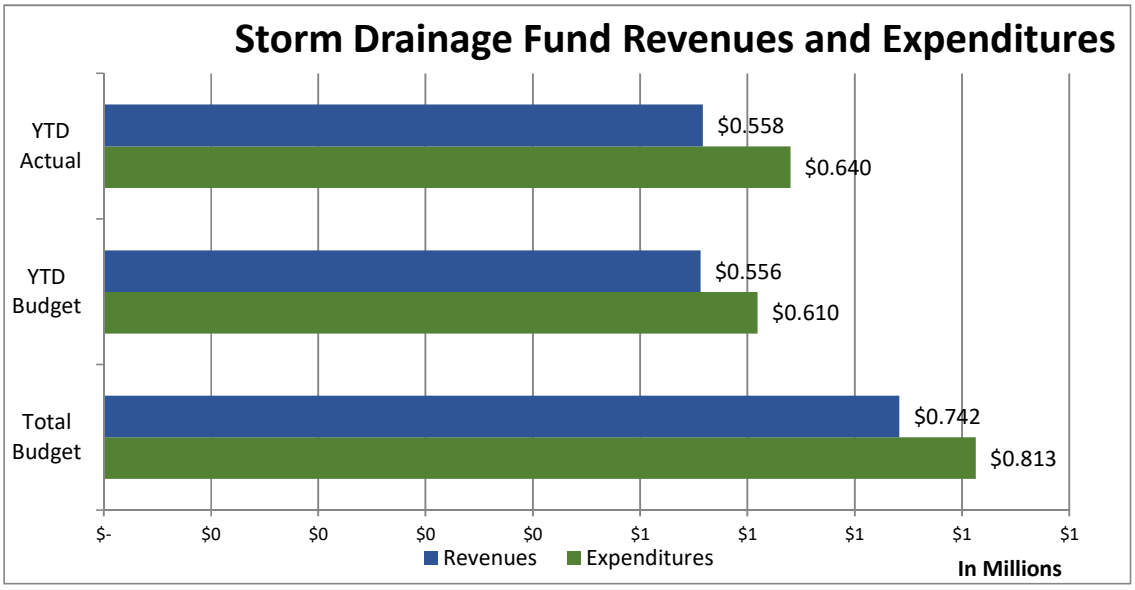

General Fund Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$42.301
$34.876
$31.801
$35.385
$42.402
$47.180
$- $5 $10 $15 $20 $25 $30 $35 $40 $45 $50
Revenues
Expenditures
In Millions


Park and Recreation Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$3.182
$2.953
$3.156
$3.024
$4.208
$4.032
$- $1 $1 $2 $2 $3 $3 $4 $4 $5
Revenues
Expenditures
In Millions


Street Maintenance Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$0.990
$1.552
$1.090
$1.857
$1.453
$2.476
$- $1 $1 $2 $2 $3 $3
Revenues
Expenditures
In Millions

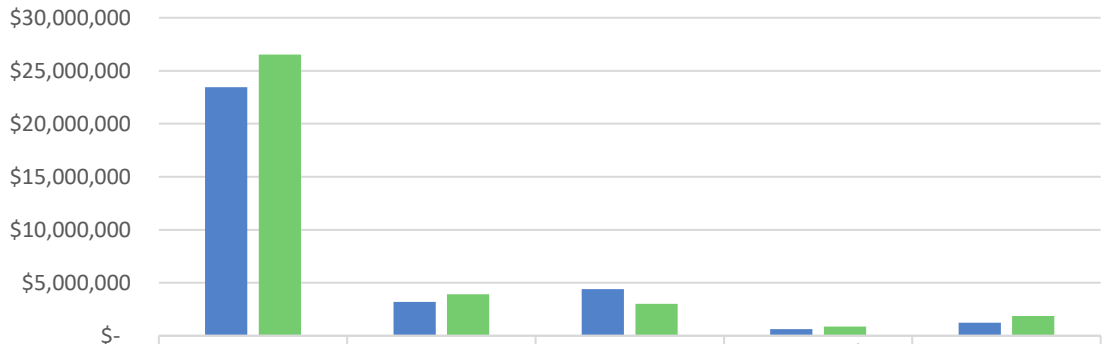

Water-Sewer Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$14.189
$13.717
$15.429
$15.264
$20.572
$20.352
$-
$5
$10
$15
$20
$25
Revenues
Expenditures
In Millions


Solid Waste Fund Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$2.603
$2.305
$2.598
$2.428
$3.464
$3.237
$-
$1
$1
$2
$2
$3
$3
$4
$4
Revenues
Expenditures
In Millions


Storm Drainage Fund Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$0.558
$0.640
$0.556
$0.610
$0.742
$0.813
$-
$0
$0
$0
$0
$1
$1
$1
$1
$1
Revenues
Expenditures
In Millions

Q3 General Fund Revenue and Expenditure Summary

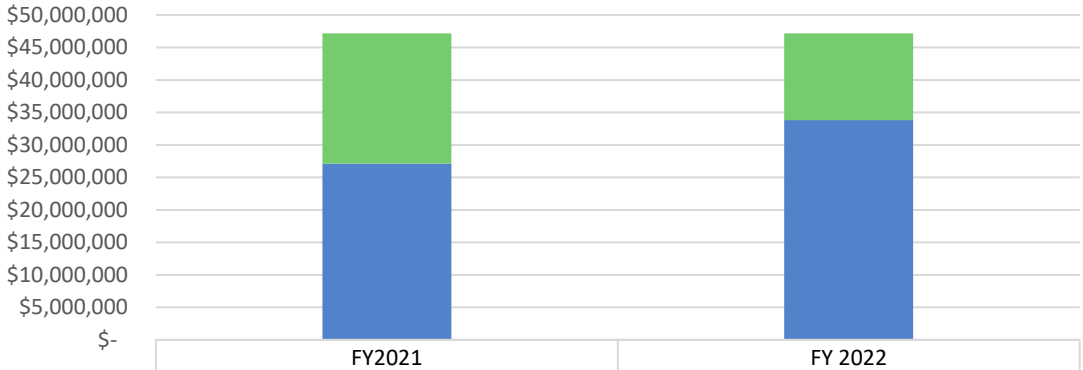
Top 5 Revenue Sources - General Fund



	Property Tax	City Sales Tax	Building Permits	Ambulance/Fire Runs	Paloma Creek Police
Prior YTD Total	$23,438,585	$3,205,327	$4,415,622	$635,152	$1,244,188
Current YTD Total	$26,522,588	$3,924,805	$3,015,353	$859,087	$1,868,952

Prior YTD Total Current YTD Total

General Fund Operating Expenditures



	FY2021	FY 2022
Total	$47,176,740	$47,149,523
Remaining	$20,030,375	$13,335,106
Actual	$27,146,365	$33,814,416

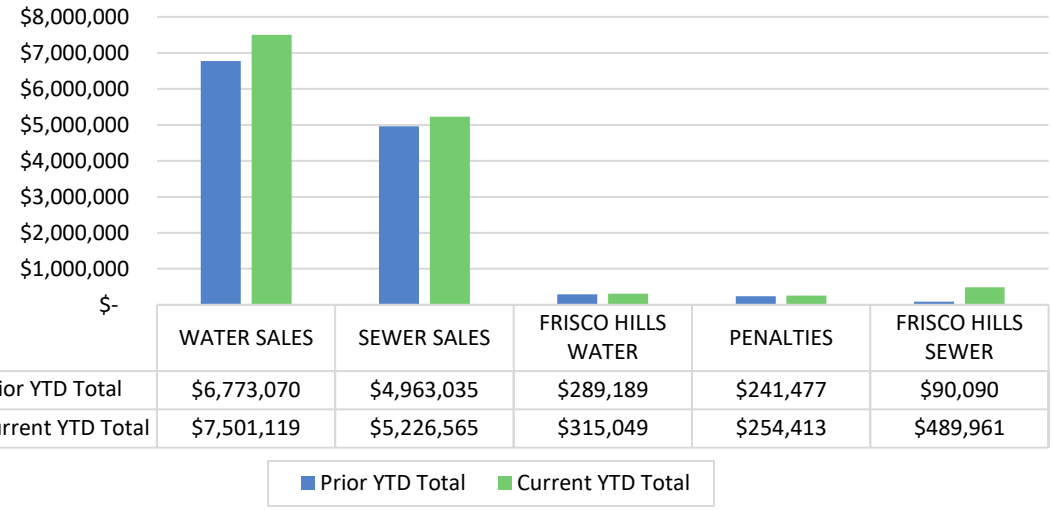
Actual Remaining

General Fund Operating Expenditures Function Summary

Description	Prior Year Budget	Prior Year Actual	Adopted Budget	Amended Budget	YTD Total	Remaining	% Change
GENERAL GOVERNMENT	$ 12,011,859	$ 4,467,615	$ 7,216,288	$ 9,691,829	$ 7,664,687	$ 2,027,142	42% ▲
PUBLIC SAFETY	$ 25,642,113	$ 16,686,711	$ 24,747,021	$ 27,072,985	$ 18,776,395	$ 10,694,814	4% ▲
COMMUNITY SERVICES	$ 3,195,274	$ 1,933,612	$ 3,709,354	$ 3,717,475	$ 2,711,648	$ 1,556,774	12% ▲
PUBLIC WORKS	$ 3,215,704	$ 2,091,992	$ 3,476,734	$ 3,476,734	$ 2,469,324	$ 1,424,665	6% ▲
CULTURE AND RECREATION	$ 3,111,790	$ 1,966,435	$3,190,500	$ 3,190,500	$ 2,192,115	$ 1,410,855	6% ▲

Q3 Utility Fund Revenue and Expenditure Summary

Top 5 Revenue Sources - Utility Fund



	WATER SALES	SEWER SALES	FRISCO HILLS WATER	PENALTIES	FRISCO HILLS SEWER
Prior YTD Total	$6,773,070	$4,963,035	$289,189	$241,477	$90,090
Current YTD Total	$7,501,119	$5,226,565	$315,049	$254,413	$489,961

Prior YTD Total Current YTD Total

Utility Fund Operating Expenditures

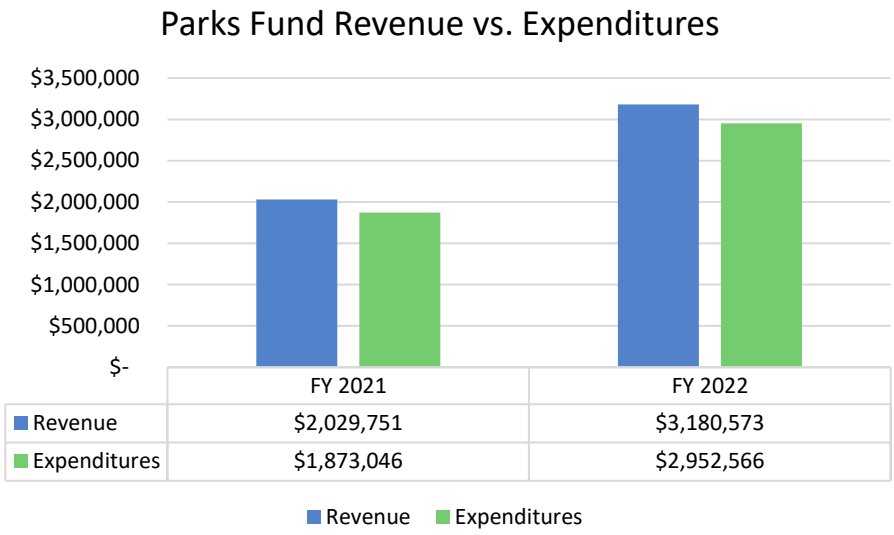


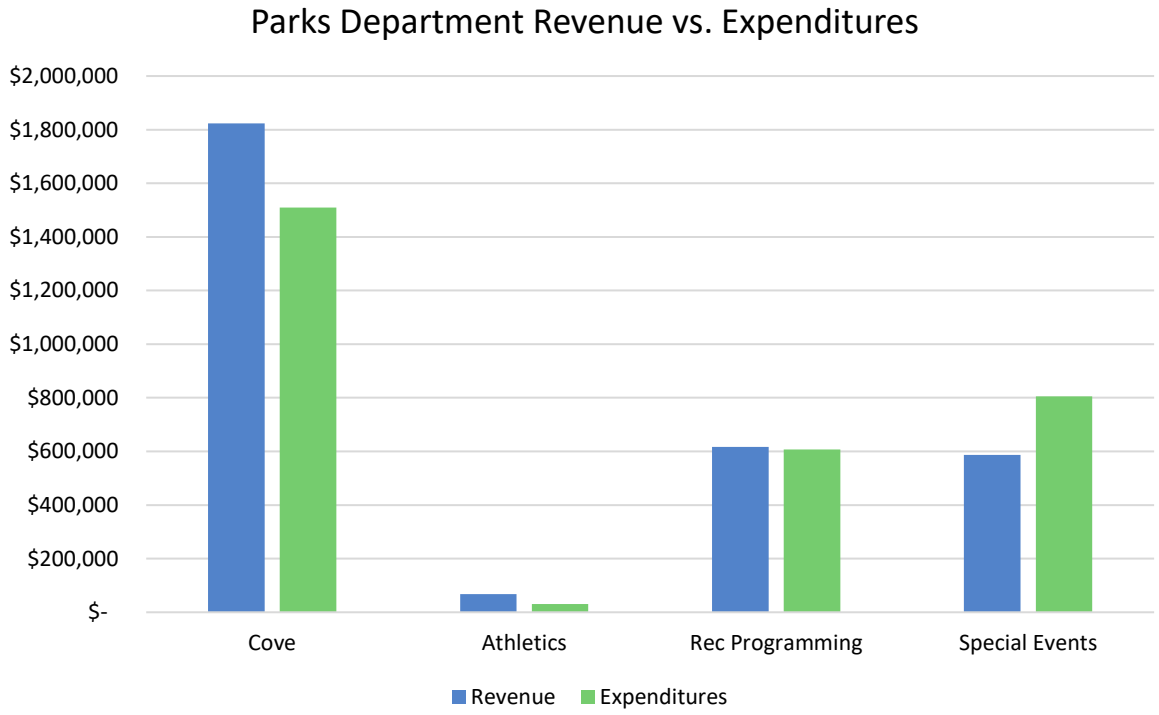
	FY2021	FY 2022
Total	$18,281,193	$20,101,506
Remaining	$8,228,095	$6,378,154
Actual	$10,053,098	$13,723,353

Actual Remaining

Utility Fund Operating Expenditures							
Department	Prior YTD	Prior Budget	Adopted Budget	Amended Budget	YTD	Remaining	% Change
Water Operations	$ 5,733,773	$ 8,873,443	$ 9,459,866	$ 9,576,520	$ 8,214,297	$ 1,362,223	21% ▲
WasteWater Collection	$ 1,095,382	$ 1,644,317	$ 987,019	$ 989,804	$ 711,155	$ 278,649	5% ▲
WasteWater Treatment	$ 928,642	$ 1,771,520	$ 2,632,624	$ 2,704,783	$ 2,119,861	$ 584,922	26% ▲
Utility Admin	$ 576,730	$ 749,557	$ 792,419	$ 802,570	$ 544,722	$ 257,848	-9% ▼
Utility I&S	$ 604,513	$ 3,641,288	$ 4,326,140	$ 4,326,140	$ 691,660	$ 3,634,480	-1% ▼
Utility Billing	$ 493,165	$ 980,174	$ 1,202,689	$ 1,202,689	$ 1,022,204	$ 180,485	35% ▲
Utility CIP	$ 620,893	$ 620,894	$ 190,500	$ 499,000	$ 419,454	$ 79,546	-16% ▼

Q3 Parks and Rec Fund Revenue and Expenditure Summary





Description	Cove	Athletics	Rec Programming	Special Events	Fund
Revenue	$ 1,823,399	$67,167	$ 616,382	$ 586,322	$ 3,180,573
Expenditures	$ 1,509,752	$ 30,818	$ 607,233	$ 804,763	$ 2,952,566
Cost Recovered (%)	121%	218%	102%	73%	108%

Date:	08/16/2022
Agenda Item #:	6. P.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1676 Approving the 2022-2023 Annual Service Plan Update for the Lakeside Estates Public Improvement District No. Two.**

DESCRIPTION:

The Lakeside Estates Public Improvement District Number Two was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on August 15, 2017. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Lakeside Estates Public Improvement District Number Two.

Municap, Inc.'s scope of services includes the annual determination of the special assessments to be collected from the property within the PID boundaries as well as updating the service and assessment plan and special assessment roll. In compliance with Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

This document is the annual update of the Service and Assessment Plan for 2022-2023. This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Lakeside Estates Annual PID Assessment for 2022-2023. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1676

Staff Report Lakeside Estates PID No. 2

Exhibit A Lakeside Estates PID No. 2 22-23 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1676

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE LAKESIDE ESTATES PUBLIC IMPROVEMENT DISTRICT NO. 2 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 08151703 adopted on August 15, 2017, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Lakeside Estates Public Improvement District No. 2 (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on October 20,2017 and November 21, 2017 in The Denton Record-Chronicle, a newspaper of general circulation in the Town, a newspaper of general circulation in the extraterritorial jurisdiction of the Town, and in Denton County; and

WHEREAS, on December 5, 2017, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1429 approving the Lakeside Estates Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16TH DAY OF AUGUST 2022.

Approved by _____ **Date** _____
Mayor

Approved to form by _____ **Date** _____
Town Attorney

Certified by _____ **Date** _____
Town Secretary

Finance Department
Kelly Wilson, Chief Financial Officer
Phone: 214-975-0415
kwilson@littleelm.org

TOWN COUNCIL
CONSENT AGENDA
Date: August 16, 2022

PROJECT
Consider and Action to adopt **Ordinance No. 1676** an Ordinance of the Town of Little Elm, Texas approving the 2022-2023 Annual Service Plan Update for the **Lakeside Estates Public Improvement District No. Two**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2017 Base Year	$2,181,109
2022 Certified Estimated AV	$81,355,235

Infrastructure Improvements

Infrastructure	Total Investment
Road improvements	$1,714,820
Water distribution system improvements	$756,549
Sanitary sewer improvements	$1,272,299
Storm drainage improvements	$879,083
Total Improvement Cost	**$4,622,751**

Completed Homes as of June 30, 2022

Total Lots	Completed Homes	Percent Complete
214	195	91%

Outstanding PID Assessment

Outstanding Debt Obligation	Years Remaining for PID
$4,365,000	25 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1676

ATTACHMENTS
Ordinance No. 1676
Exhibit A – Lakeside Estates Public Improvement District Annual Service Plan (Assessment Year 9/1/2022-8/31/2023)

LAKESIDE ESTATES
PUBLIC IMPROVEMENT DISTRICT NO. 2

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

LAKESIDE ESTATES
PUBLIC IMPROVEMENT DISTRICT NO.2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX C - ASSESSED VALUE OF THE PID

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APPENDIX E – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Lakeside Estates Public Improvement District No.2 Project (the "PID") was created pursuant to the PID Act and a resolution of the Town Council of Little Elm (the "Town Council") on August 15, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On December 5, 2017, the Town of Little Elm (the "Town") approved issuance of the Town of Little Elm, Texas Assessment Revenue Bonds, Series 2017 (Lakeside Estates Public Improvement District No. 2 Project) (the "Series 2017 Bonds") in the aggregate principal amount of $4,700,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

The Town also adopted an assessment roll (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for Annual Installments to be collected for 2022-23.

Effective September 1, 2021, The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the

PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meaning specified in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 5, 2017, the initial total estimated costs of the Authorized Improvements were equal to $5,338,706. As described in Developer's Quarterly Improvement Implementation Report dated as of March 31, 2021, the actual costs of the Authorized Improvements were equal to $5,597,308, representing an increase of $258,602 from the initial total estimated costs.

According to the Town, the Authorized Improvements were completed and accepted by the Town on May 1, 2018.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2017 Bonds. The Actual Costs of the Authorized Improvements were provided by Lakeside Development, LP in the Developer's Quarterly Improvement Implementation Report dated March 31, 2021. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/P11488542-P11153545-P11568042.pdf

Table II-A-1
Updated Sources and Uses – Authorized Improvements

Sources of Funds	Initial Estimated Budget	Actual Costs	Variance
Bond par amount	$4,700,000	$4,700,000	$0
Other funding sources	$638,706	$897,308	$258,602
Total Sources	**$5,338,706**	**$5,597,308**	**$258,602**
Uses of Funds			
Authorized Improvements			
Road improvements	$1,503,543	$1,714,820	$211,277
Water distribution system improvements	$702,450	$756,549	$54,099
Sanitary sewer improvements	$1,252,289	$1,272,299	$20,010
Storm drainage improvements	$905,868	$879,083	($26,785)
Subtotal	*$4,364,150*	*$4,622,751*	*$258,602*
Bond issuance costs	$974,556	$974,556	$0
Total Uses	**$5,338,706**	**$5,597,308**	**$258,602**

1 – According to report provided by Lakeside Development, LP dated March 5, 2020.

Authorized Improvement Area Cost Variances

As stated in Table II-A-1 on the previous page there are significant variances to the Authorized Improvement aggregate budget. The net increase in actual costs were funded by the Developer.

B. Five Year Service Plan

For additional details regarding the PID Authorized Improvements, refer to the link provided in Section II.A. of this report.

According to the PID Act, a service plan must cover a period of five years.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2019-2028)

Assessment Year ending 09/01	Projected Annual Installments
2019-2022	$1,423,184
2023	$382,500
2024	$372,166
2025	$372,954
2026	$368,508
2027	$369,078
2028	$369,415
Total	**$3,657,805**

1 – Assessment Years ending 2019-2022 represent actual Annual Installments billed. Assessment Year ending 2023 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2024-2028 represent projected future Annual Installments and do not include any available credits, if any.

C. Status of Development

According to the Denton Central Appraisal District online records as of July 10, 2022, there are 195 individual property owners out of the 214 Parcels within the PID.

See Appendix C for preliminary 2022 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty-one Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2017 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment on Assessed Property within the PID shall bear interest at the rate on the Series 2017 Bonds plus 0.5 percent as described below commencing with the issuance of the Series 2017 Bonds. The effective interest rate on the Series 2017 Bonds is 4.94 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent (0.5 percent) higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2017 Bonds plus additional interest of one-half of one percent (5.44 percent) is used to calculate the interests on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel (the "Administrative Expenses"). Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount of the Assessments on a Parcel to the total amount of Assessments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Series 2017 Bonds from the collection of the Annual Installments of the Assessments levied against the Assessed Property within the PID. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to fund the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2022-23

The budget for the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2022-23

Description	Series 2017 Bonds
Interest payment on March 1, 2023	$107,838
Interest payment on September 1, 2023	$107,838
Principal payment on September 1, 2023	$95,000
Subtotal debt service on bonds	*$310,675*
Administrative Expenses	$50,000
Excess Interest for Prepayment & Delinquency Reserves	$21,825
Subtotal Expenses	*$382,500*
Available Reserve Fund Income	$0
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*$0*
Annual Installments	**$382,500**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $107,838 and on September 1, 2023 in the amount of $107,838, which equal interest on the outstanding Assessments balance of $4,365,000 for six months each and an effective interest rate of 4.94 percent. Annual Installments to be collected include a principal amount of $95,000 due on September 1, 2023. As a result, total principal and interest due for the Series 2017 Bonds in 2022-23 is estimated to be $310,675.

Administrative Expenses

Administrative Expenses include the Town, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $50,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$6,000
Administrator	$24,000
Trustee	$8,000
Auditor	$7,500
Contingency	$4,500
Total	**$50,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $21,825, which equals 0.5 percent interest on the outstanding Assessments balance of $4,365,000.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $31,903. The remaining balance is anticipated to be used for current year expenses. As a result, there are no funds available in the Administrative Expense Fund to reduce the PID 2022-23 Annual Installment.

E. Annual Installments per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Series 2017 Bonds, to fund the prepayment reserve and delinquency reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the original Service and Assessment Plan, 214 residential units were estimated to be built within the PID. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each unit will be $1,553.74 (i.e. [$310,675 + $21,825 = $332,500] ÷ 214 = $1,553.74). The Administrative Expenses to be collected from each unit will be $233.64 (i.e. $50,000 ÷ 214 = $233.64). As a result, the total Annual Installment to be collected from each unit within the PID will be $1,787.38 (i.e. $1,553.74 + $233.64 = $1,787.38).

The Annual Installment due to be collected from each Land Use Class in the PID for 2022-23 is shown in II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
60 Ft	$1,787.38

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding number of units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D**.**

F. BOND REFUNDING RELATED UPDATES

The Series 2017 Bonds were issued in December 2017. Pursuant to Section 4.3 of the Indenture of Trust, the Town reserves the right and option to redeem the Series 2017 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2017 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the Town Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VII.C of the Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix D. Each Parcel in the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the formula shown in the Service and Assessment Plan.

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of units to be built on each newly subdivided Parcel

D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The final plat for the PID was recorded on March 2, 2018. The PID was completely subdivided in 2018 and the Assessments were allocated proportionally according to each Lot.

B. PREPAYMENT OF ASSESSMENTS

There have been no Assessment prepayments as of June 30, 2022.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 W. Eldorado Parkway, Little Elm, Texas 75068.

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APPENDIX A
PID MAP

Concept Plan

data summary		
Gross Site Area:		70.2
	Acres	Gross %
Residential Lots	50.2	72%
100-Year Floodplain	9.5	13%
HOA Open Space	10.5	15%
Residential Product Type:	Lots	Density
60'x 115' Lot	213	3.5:1

Notes:

1. The street pattern and open space area are for illustrative purposes and are subject to future alteration during the design process.

2. The floodplain limits are for illustrative purposes and based on the current FEMA Flood Insurance Rate Map; the limits of the floodplain will be defined with future engineering plans and/ or hydrologic and hydraulic studies.

UNITED STATES OF AMERICA
TRACT NO. K-922
VOL. 391, PG. 69 RPRDCT

NAVO JOINT VENTURE
VOL. 1380, PG. 42 RPRDCT

UNITED STATES OF AMERICA
TRACT NO. K-913
VOL. 427, PG. 404 RPRDCT

UNITED STATES OF AMERICA
VOL. 2450, PG. 250 RPRDCT

UNITED STATES OF AMERICA
TRACT NO. K-912
VOL. 389, PG. 308 RPRDCT

PALOMA CREEK SOUTH PHASE 2
CAB. Y, PG. 148-156 PRDCT

SOUTH PALOMA CREEK BLVD.

ROSSON ROAD

DEVELOPMENT DATA

MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	115'
MINIMUM LOT AREA	6,900 SF
MINIMUM FRONT BUILDING LINE	20'
MINIMUM REAR BUILDING LINE	15'
MINIMUM SIDE BUILDING LINE	5'
MINIMUM CORNER BUILDING LINE	10'

LAKE SIDE ESTATES AT PALOMA
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

N
SCALE: 1"=250'

PETITT BARRAZA LLC
ENGINEERING PLANNING SURVEYING
DATE: SEPTEMBER 2016

F:\2016\1600700\EXHIBIT\1600700 Concept Plan 05 Sept 29 2016.dwg Sep 29,2016 - 3:01 pm chancock

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of June 30, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C
Lakeside Estates Public Improvement District
2022 Certified Preliminary Assessed Value

Parcels	2022 Certified Preliminary Assessed Value[1]
All Parcels	$81,355,235
Total	**$81,355,235**

1 - Reflects the 2022 certified preliminary net taxable values per DCAD records.

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D

Assessment Roll Summary - 2022-23

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729627	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729628	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729629	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729630	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729631	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729632	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729633	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729634	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729635	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729636	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729637	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729638	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729639	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729640	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729641	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729642	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729643	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729644	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729645	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729646	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729647	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729648	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729649	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729650	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729651	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729652	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729653	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729654	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729655	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729656	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729657	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729658	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729659	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729661	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729662	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729663	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729664	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729665	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729666	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729667	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729668	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729669	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729670	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729671	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729672	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729673	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729674	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729675	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729676	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729677	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729678	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729679	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729681	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729682	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729683	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729684	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38

Appendix D
Assessment Roll Summary - 2022-23

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729685	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729686	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729687	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729688	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729689	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729690	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729691	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729692	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729693	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729694	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729695	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729696	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729697	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729698	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729699	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729700	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729701	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729703	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729704	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729705	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729706	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729707	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729708	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729709	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729710	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729711	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729712	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729713	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729714	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729715	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729716	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729717	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729718	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729719	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729720	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729721	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729722	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729723	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729724	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729725	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729726	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729727	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729728	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729729	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729730	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729731	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729732	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729733	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729734	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729735	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729736	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729737	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729738	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729739	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729740	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729741	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38

Appendix D
Assessment Roll Summary - 2022-23

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729742	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729743	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729744	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729745	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729746	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729747	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729748	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729749	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729750	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729751	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729752	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729753	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729754	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729755	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729756	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729757	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729758	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729760	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729761	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729762	0.5	$10,198.60	$221.96	$503.91	$50.99	$116.82	$893.69
729763	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729764	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729765	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729766	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729767	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729768	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729769	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729770	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729771	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729772	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729773	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729774	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729775	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729776	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729777	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729778	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729779	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729780	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729781	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729782	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729783	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729784	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729785	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729786	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729787	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729788	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729789	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729790	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729791	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729792	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729793	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729794	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729795	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729796	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729797	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729798	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38

Appendix D
Assessment Roll Summary - 2022-23

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729799	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729800	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729801	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729802	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729803	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729804	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729805	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729806	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729807	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729808	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729809	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729810	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729811	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729812	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729813	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729815	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729816	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729817	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729818	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729819	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729820	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729821	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729822	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729823	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729824	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729825	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729826	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729827	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729828	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729829	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729830	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729831	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729832	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729833	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729834	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729835	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729836	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729837	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729838	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729839	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729840	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729841	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729842	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729843	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729844	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729846	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729847	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729848	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729849	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729850	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
729851	1	$20,397.20	$443.93	$1,007.83	$101.99	$233.64	$1,787.38
989111	0.5	$10,198.60	$221.96	$503.91	$50.99	$116.82	$893.69
Total	**214**	**$4,365,000.00**	**$95,000.00**	**$215,675.00**	**$21,825.00**	**$50,000.00**	**$382,500.00**

APPENDIX E
PID ASSESSMENT NOTICE

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Lakeside Estates Public Improvement District No.2 Project (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. Q.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1677 Approving the 2022-2023 Annual Service Plan Update for the Hillstone Pointe Public Improvement District No. Two.**

DESCRIPTION:

The Hillstone Pointe Public Improvement District Number Two was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on April 4, 2017. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Hillstone Pointe Public Improvement District Number Two.

Municap, Inc.'s scope of services includes the annual determination of the special assessments to be collected from the property within the PID boundaries as well as updating the service and assessment plan and special assessment roll. In compliance with Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

This document is the annual update of the Service and Assessment Plan for 2022-2023. This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Hillstone Pointe Annual PID Assessment for 2022-2023. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1677

Staff Report Hillstone Pointe PID Number Two

Exhibit A Hillstone Pointe PID No. 2 2022-2023 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1677

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE HILLSTONE POINTE PUBLIC IMPROVEMENT DISRICT NO. 2 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 04041709 adopted on APRIL 4, 2017, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Hillstone Pointe Public Improvement District No. 2 (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on October 17, 2017 and November 21, 2017 in The Denton Record-Chronicle, a newspaper of general circulation in the Town, a newspaper of general circulation in the extraterritorial jurisdiction of the Town, and in Denton County; and

WHEREAS, on October 17, 2017, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1421 approving the Hillstone Pointe Public Improvement District No. 2 Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16TH DAY OF AUGUST 2022.

Approved by _____ **Date** _____
Mayor

Approved to form by _____ **Date** _____
Town Attorney

Certified by _____ **Date** _____
Town Secretary

Finance Department
Kelly Wilson, Chief Financial Officer
Phone: 214-975-0415
kwilson@littleelm.org

TOWN COUNCIL
CONSENT AGENDA
Date: August 16, 2022

PROJECT
Consider and Action to adopt **Ordinance No. 1677** an Ordinance of the Town of Little Elm, Texas approving the 2021-2022 Annual Service Plan Update for the **Hillstone Pointe Public Improvement District No. Two**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2017 Base Year	$2,896,700
2022 Certified Estimated TAV	$183,714,510

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$6,293,238
Water distribution system improvements	$1,580,425
Sanitary sewer improvements	$1,732,158
Storm drainage improvements	$2,403,262
Screening and landscape improvements	$1,068,700
Other soft and miscellaneous costs	$2,676,906
Total Improvement Cost	**$15,754,690**

*Includes improvement in two phases

Completed Homes as of June 30, 2021

Phase	Total Lots	Completed Homes	Percent Complete
Phase 1 & 1A	337	337	100%
Phase 2 & 3	271	271	100%
Total	**608**	**608**	**100%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Phase 1 & 1A	$5,829,088	25 Years
Phase 2 & 3	$4,548,253	25 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1677

ATTACHMENTS
Ordinance No. 1677
Exhibit A – Hillstone Pointe Public Improvement District No. Two Annual Service Plan (Assessment Year 9/1/2022-8/31/2023)

HILLSTONE POINTE
PUBLIC IMPROVEMENT DISTRICT NO. 2

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

HILLSTONE POINTE
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX F – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Hillstone Pointe Public Improvement District No. 2 (the "PID") was created pursuant to the PID Act and a resolution of the Town Council of Little Elm (the "Town Council") on April 4, 2017 to finance certain public improvement projects for the benefit of the property in the PID.

On October 17, 2017, the Town of Little Elm, Texas (the "Town") Special Assessment Revenue Bonds, Series 2017 (Hillstone Pointe Public Improvement District No. 2 Phases #1-1A Project) (the "Phases #1-1A Bonds") in the aggregate principal amount of $6,000,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Phases #1-1A of the PID.

On November 6, 2018, the Town issued Special Assessment Revenue Bonds, Series 2018 (Hillstone Pointe Public Improvement District No. 2 Phases #2-3 Project) (the "Phases #2-3 Bonds") in the aggregate principal amount of $4,688,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property within Phases #2-3 of the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

The Town also adopted Assessment Rolls for Phases #1-1A of the PID (the "Phases #1-1A Assessment Roll") and Phases #2-3 of the PID (the "Phases #2-3 Assessment Roll") attached as Appendix D and E, respectively, to the Service and Assessment Plan, identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not otherwise defined shall have the meaning assigned to them in the Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #1-1A Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on October 17, 2017, the initial total estimated costs of the Phases #1-1A Improvements were equal to $9,499,680. As described in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2021, the current estimated costs of the Phase #1 Improvements were equal to $9,458,327 (including bond issuance costs) representing a decrease of $41,352 from the initial budget.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #1-1A Improvements, (2) establish the PID, and (3) issue the Phase #1-1A Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by Lennar Homes dated March 31, 2021 and DR Horton dated June 30, 2020. For additional Phase #1 development-related information, refer to the links below:

Lennar Homes: https://emma.msrb.org/P31420861-P31104808-P31515125.pdf

DR Horton: https://emma.msrb.org/RE1365632-RE1061201-RE1470813.pdf

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Table II-A-1
Updated Sources and Uses – Phases #1-1A

Sources of Funds	Phase #1 Initial Estimated Budget	Phase #1A Initial Estimated Budget	Total Phases #1-1A Initial Estimated Budget	Actual Amount[1]	Variance
Bond par amount	$2,434,492	$3,565,508	$6,000,000	$6,000,000	$0
Other funding sources	$3,105,658	$394,021	$3,499,680	$3,458,327	($41,352)
Total Sources	**$5,540,150**	**$3,959,529**	**$9,499,680**	**$9,458,327**	**($41,352)**
Uses of Funds					
Major Improvements					
Road improvements	$1,585,415	$1,596,551	$3,181,966	$3,181,966	$0
Water distribution system improvements	$629,582	$389,845	$1,019,427	$1,034,858	$15,431
Sanitary sewer improvements	$246,320	$345,985	$592,305	$635,252	$42,947
Storm drainage improvements	$619,203	$485,000	$1,104,203	$1,139,762	$35,559
Screening and landscape improvements	$533,500	$0	$533,500	$533,500	$0
Other soft and miscellaneous costs	$1,331,947	$271,919	$1,603,866	$1,468,576	($135,290)
Subtotal	*$4,945,967*	*$3,089,300*	*$8,035,267*	*$7,993,915*	*($41,352)*
Bond Issuance Costs	$594,183	$870,229	$1,464,413	$1,464,413	$0
Total Uses	**$5,540,150**	**$3,959,529**	**$9,499,680**	**$9,458,327**	**($41,352)**

1 – According to the Developer's Quarterly Improvement Implementation Reports by DR Horton and Lennar Homes dated as of June 30, 2020 and March 31, 2021, respectively.

Phases #1-1A Cost Variances

As stated in Table II-A-1 above, there are no significant net variances to the Phases #1-1A Improvement aggregate budget.

Phases #2-3 Major Improvement Area Sources and Uses

Pursuant to the Service and Assessment Plan adopted on March 13, 2018, the initial total estimated costs of the Phases #2-3 Improvements were equal to $9,015,660. As described in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2021, the current Actual Costs of the Phases #2-3 Improvements were equal to $9,015,660 (including bond issuance costs) representing no change to the initial budget.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phases #2-3 Improvements, (2) establish the PID, and (3) Phases #2-3 Major Improvement Bonds. The actual costs spent to date of the Phase #2-3 Improvements were provided by Lennar Homes and DR Horton dated June 30, 2021. For additional Phase #2-3 development-related information, refer to the links below:

Lennar Homes: https://emma.msrb.org/P11510288-P11169164-P11584788.pdf

DR Horton: https://emma.msrb.org/P11511981-P11170276-P11585972.pdf

Table II-A-2
Updated Sources and Uses – Phases #2-3

Sources of Funds	Phase #2 Initial Estimated Budget	Phase #3 Initial Estimated Budget	Total Phases #2-3 Initial Estimated Budget	Actual Amount[1]	Variance
Bond par amount	$1,993,102	$2,694,898	$4,688,000	$4,688,000	$0
Other funding sources	$1,965,110	$2,362,550	$4,327,660	$4,327,660	$0
Total Sources	**$3,958,212**	**$5,057,448**	**$9,015,660**	**$9,015,660**	**$0**
Uses of Funds					
Major Improvements					
Road improvements	$1,422,635	$1,688,637	$3,111,272	$3,111,272	$0
Water distribution system improvements	$274,426	$271,141	$545,567	$545,567	$0
Sanitary sewer improvements	$345,761	$751,145	$1,096,906	$1,096,906	$0
Storm drainage improvements	$603,500	$660,000	$1,263,500	$1,263,500	$0
Screening and landscape improvements	$264,000	$271,200	$535,200	$535,200	$0
Other soft and miscellaneous costs	$514,376	$693,954	$1,208,330	$1,208,330	$0
Subtotal	*$3,424,698*	*$4,336,077*	*$7,760,775*	*$7,760,775*	*$0*
Bond issuance costs	$533,514	$721,371	$1,254,885	$1,254,885	$0
Total Uses	**$3,958,212**	**$5,057,448**	**$9,015,660**	**$9,015,660**	**$0**

1 – According to the Developer's Quarterly Improvement Implementation Reports dated as of June 30, 2021.

Phases #2-3 Cost Variances

As stated in Table II-A-2 above, there are no significant variances to the Phases #2-3 Improvement aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Phases #1A, #2, and #3 Improvements were completed and accepted by the Town on July 18, 2019.

For additional Phases #1-1A and Phase #2-3 development and improvement related information, refer to the links provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

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Table II-B-1
Projected Annual Installments (2018-2028)

Assessment Year ending 09/01[1]	Phase #1-1A Projected Annual Installments	Phases #2-3 Major Improvement Area Projected Annual Installments
2018-22	$1,721,176	$1,078,861
2023	$484,816	$377,331
2024	$493,159	$320,489
2025	$494,747	$322,339
2026	$501,066	$323,926
2027	$506,829	$330,251
2028	$512,035	$336,589
Total	**$4,713,829**	**$3,089,786**

1 – Assessment Years ending 2018-2022 represent actual Annual Installments billed. Assessment Year ending 2023 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2024-2028 represent projected future Annual Installments and do not include any available credits, if any.

C. STATUS OF DEVELOPMENT

Phases #1-1A Status of Development

According to the Denton Central Appraisal District (the "DCAD") online records as of June 28, 2022, all 337 residential lots within Phase #1-1A of the PID are owned by individual end users.

Phases #2-3 Status of Development

According to the DCAD online records as of June 28, 2022, all 271 residential lots within Phase #2-3 of the PID are owned by individual end users.

See Appendix C for preliminary 2022 assessed values of all Parcels within the PID.

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D. ANNUAL BUDGET – PHASES #1-1A

Phases #1-1A - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phases #1-1A Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Phases #1-1A Bonds shall bear interest at the rate on the Phases #1-1A Bonds plus 0.5 percent as described below commencing with the issuance of the Phases #1-1A Bonds. The effective interest rate on the Phases #1-1A Bonds is 5.95 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #1-1A Bonds plus additional interest of one-half of one equal 6.45 percent and is used to calculate the interest on the Assessments securing the Phases #1-1A Bonds. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the administrative expenses to be collected from each Parcel. Administrative expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances, and by any other funds available to Phases #1-1A of the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #1-1A Bonds from the collection of the Annual Installments of the Assessments on the Phases #1-1A Assessed Property. In addition, administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #1-1A Annual Installments to be Collected for 2022-23

The budget for Phases #1-1A of the PID will be paid from the collection of Annual Installments of the Assessments on the Phases #1-1A Assessed Property collected for 2022-23 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Phases #1-1A Annual Installments to be Collected for 2022-23

Description	Phase #1-1A Bonds
Interest payment on March 1, 2023	$173,335
Interest payment on September 1, 2023	$173,335
Principal payment on September 1, 2023	$65,000
Subtotal debt service on bonds	*$411,671*
Excess Interest for Prepayment and Delinquency Reserve	$29,145
Administrative Expenses	$44,000
Subtotal Expenses	*$484,816*
Available Reserve Fund income	$0
Available Capitalized Interest funds	$0
Available Administrative Expense funds	$0
Subtotal funds available	*$0*
Annual Installments	**$484,816**

Debt Service Payments

Annual installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $173,335 and September 1, 2023 in the amount of $173,335, which equal interest on the outstanding Phases #1-1A Assessments balance of $5,829,088 for six months each and an effective interest rate of 5.95 percent. Annual Installments to be collected include a principal amount of $65,000 due on September 1, 2023. As a result, total principal and interest for the Phases #1-1A Assessments in 2022-23 is estimated to be equal to $411,671.

Administrative Expenses

Administrative Expenses include the Town, MuniCap, Inc. (the "Administrator" and the "Dissemination Agent"), Bank of New York Mellon Trust Company, N.A. (the "Trustee"), auditor, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $44,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$5,200
PID Administrator	$22,000
Trustee	$8,000
Auditor	$6,000
Dissemination Agent	$0
Contingency	$2,800
Total	**$44,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $29,145, which equals 0.5 percent interest on the outstanding Phase #1-1A Assessments balance of $5,829,088.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $30,733. The current balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2022. As a result, there are no funds available in the Administrative Expense Fund to reduce the Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASES #1-1A

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #1-1A, to fund the prepayment and delinquency reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phases #1-1A.

According to the Service and Assessment Plan, 337 units representing 298.60 total Equivalent Units are built within Phases #1-1A of the PID. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $1,476.28 (i.e. [$411,671 + $29,145 = $440,816] ÷ 298.60 = $1,476.28). The net administrative expenses to be collected from each Equivalent Unit will be $147.35 (i.e. $44,000 ÷ 298.60 = $147.35). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #1-1A will be $1,623.63 (i.e. $1,476.28 + $147.35 = $1,623.63). The Annual Installment to be collected from each Parcel within Phases #1-1A is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,623.63 by the total estimated Equivalent Units for each Parcel in Phases #1-1A.

The Annual Installment due to be collected from each Land Use Class in Phases #1-1A for 2022-23 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Phases #1-1A

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
50 Ft	$1,623.63	1.00	$1,623.63
40 Ft	$1,623.63	0.80	$1,298.90

The list of Parcels within Phases #1-1A of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. ANNUAL BUDGET – PHASES #2-3

Phases #2-3 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-nine annual installments of principal and interest beginning with the tax year following the issuance of the Phases #2-3 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Phases #2-3 Bonds shall bear interest at the rate on the Phases #2-3 Bonds plus 0.5 percent as described below commencing with the issuance of the Phases #2-3 Bonds. The effective interest rate on the Phases #2-3 Bonds is 5.77 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-3 Bonds plus additional interest of one-half of one equal 6.27 percent and is used to calculate the interest on the

Assessments securing the Phases #2-3 Bonds. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the administrative expenses to be collected from each Parcel. Administrative expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture, capitalized interest and interest earnings on any account balances and by any other funds available to Phases #2-3 of the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-3 Bonds from the collection of the Annual Installments of the Assessments on the Phases #2-3 Assessed Property. In addition, administrative expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #2-3 Annual Installments to be Collected for 2022-23

The budget for Phases #2-3 of the PID will be paid from the collection of Annual Installments of the Assessments on the Phases #2-3 Assessed Property collected for 2022-23 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phases #2-3 Annual Installments to be Collected for 2022-23

Description	Phases #2-3 Bonds
Interest payment on March 1, 2023	$131,295
Interest payment on September 1, 2023	$131,295
Principal payment on September 1, 2023	$50,000
Subtotal debt service on bonds	*$312,590*
Excess prepayment and delinquency reserve	$22,741
Administrative Expenses	$42,000
Subtotal Expenses	*$377,331*
Available Reserve Fund income	$0
Available Capitalized Interest funds	$0
Available Administrative Expense funds	$0
Subtotal funds available	*$0*
Annual Installments	**$377,331**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $131,295 and September 1, 2023 in the amount of $131,295, which equal interest on the outstanding Phases #2-3 Assessments balance of $4,548,253 for six months each and an effective interest rate of 5.77 percent. Annual Installments to be collected include a principal amount of $50,000 due on September 1, 2023. As a result, total principal and interest for the Phases #2-3 Assessments in 2022-23 is estimated to be equal to $312,590.

Administrative Expenses

Administrative expenses include the Town, Trustee, Administrator, Dissemination Agent, and contingency. Table II-F-2 below, is the total Phases #2-3 Improvement administrative expenses to be collected for 2022-23 are estimated to be $42,000.

Table II-F-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$5,200
PID Administrator	$21,000
Trustee	$7,800
Auditor	$6,000
Dissemination Agent	$0
Contingency	$2,000
Total	**$42,000**

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the available balance in the Administrative Expense Fund was $18,748. The current balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2022. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Annual Installment.

G. Annual Installments per Unit - Phases #2-3

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phases #2-3, to fund the prepayment and delinquency reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phases #2-3.

According to the Service and Assessment Plan, 271 units representing 232.60 total Equivalent Units are built within Phases #2-3 of the PID. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $1,441.66 (i.e. [$312,590 + $22,741 = $335,331] ÷ 232.60 = $1,441.66). The Administrative Expenses to be collected from each Equivalent Unit will be $180.57 (i.e. $42,000 ÷ 232.60 = $180.57). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #2-3 will be $1,622.23 (i.e. $1,441.66 + $180.57 = $1,622.23). The Annual Installment to be collected from each Parcel within Phases #2-3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,622.23 by the total estimated Equivalent Units for each Parcel in Phases #2-3.

The Annual Installment due to be collected from each Land Use Class in Phases #2-3 for 2022-23 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Phases #2-3

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
50 Ft	$1,622.23	1.00	$1,622.23
40 Ft	$1,622.23	0.80	$1,297.78

The list of Parcels within Phases #2-3 of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix E.

H. Bond Refunding Related Updates

Phases #1-1A Bonds

The Phases #1-1A Bonds were issued in October 2017. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem the Phases #1-1A Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2027**, such redemption date or dates to be fixed by the District, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent special assessment revenue bond refunding transactions, and other relevant

factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #1-1A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable special assessment revenue bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Phases #2-3 Bonds

The Phases #2-3 Bonds were issued in November 2018. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem the Phases #2-3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the District, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent special assessment revenue bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phases #2-3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable special assessment revenue bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the Town Council describes that the Authorized Improvement Costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan. See Section D for allocation of Annual Installments for 2022-23.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of the Service and Assessment Plan.

The 2022-23 Phases #1-1A Assessment Roll Summary and the 2022-23 Phases #2-3 Assessment Roll summary are shown in Appendix D and Appendix E, respectively. Each Parcel of Phases #1-1A Assessed Property and each Parcel of Phases #2-3 Assessed Property is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer and Denton Central Appraisal District ("DCAD") online records, a final plat for 474 residential units within Phase #1A, #2, and #3 was recorded on July 19, 2019.

According to DCAD online records, Phases #1A, #2, and #3 were subdivided in 2020 and the Assessments allocated proportionally according to Lot Type.

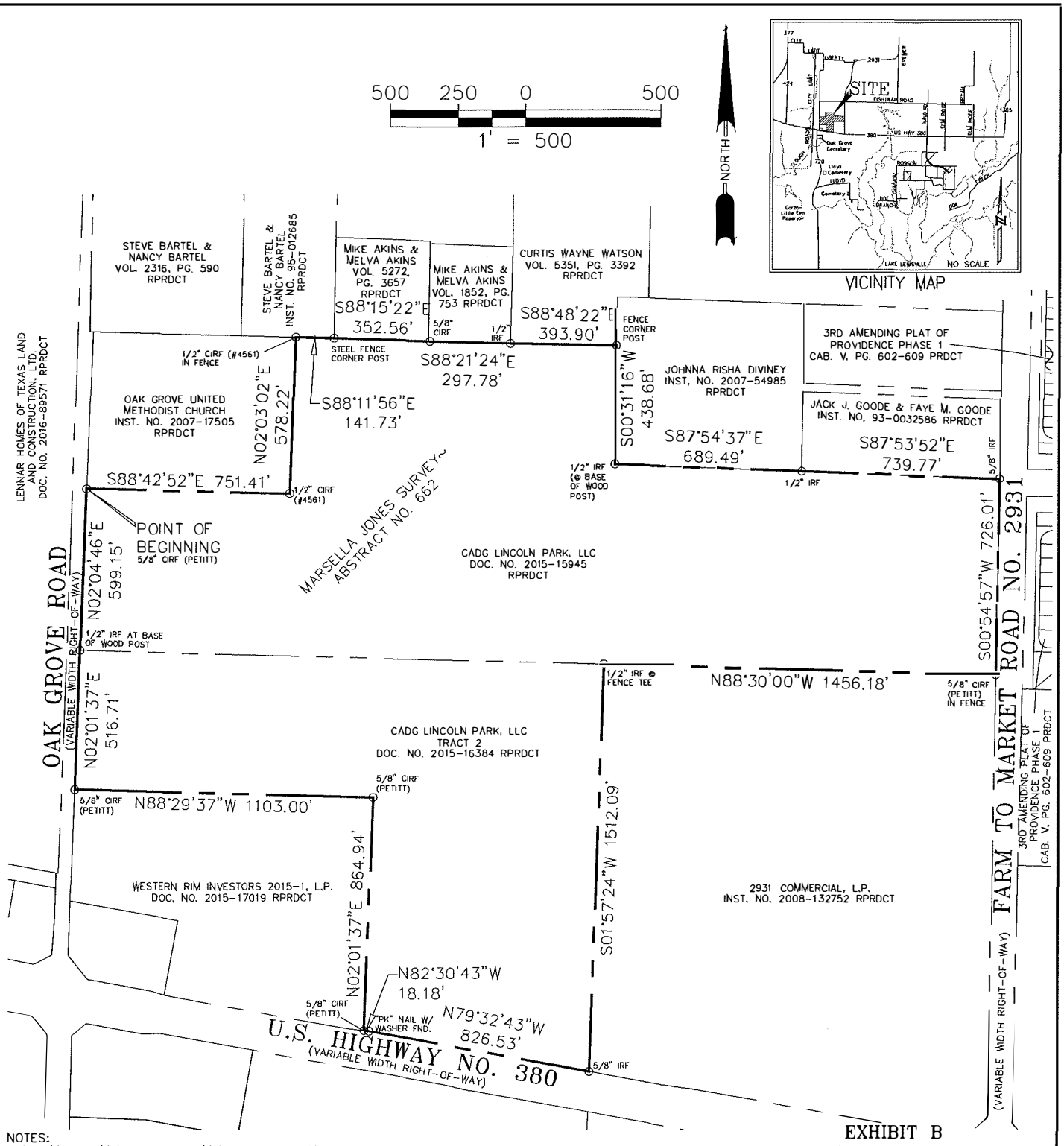
B. Prepayment of Assessments

As of June 30, 2022, one parcel has prepaid their Phase #1-1A Assessment in full. See Appendix B for more information related to this prepaid parcel.

As of June 30, 2022, one parcel has prepaid their Phase #2-3 Assessment in full. See Appendix B for more information related to this prepaid parcel.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 W. Eldorado Parkway, Little Elm, Texas 75068.

APPENDIX A
PID MAP



NOTES:
1. NO IMPROVEMENTS OR EASEMENTS ARE SHOWN.
2. THE BEARINGS SHOWN AND RECITED HEREON ARE NAD83 (CORS 96, EPOCH 2002) REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING VRS, ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677
3. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND:
IRF – IRON ROD FOUND
CIRF – CAPPED IRON ROD FOUND
DOC. NO. – DOCUMENT NUMBER
PRDCT – PLAT RECORDS OF DENTON COUNTY, TEXAS
RPRDCT – REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

PETITT BARRAZA LLC
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

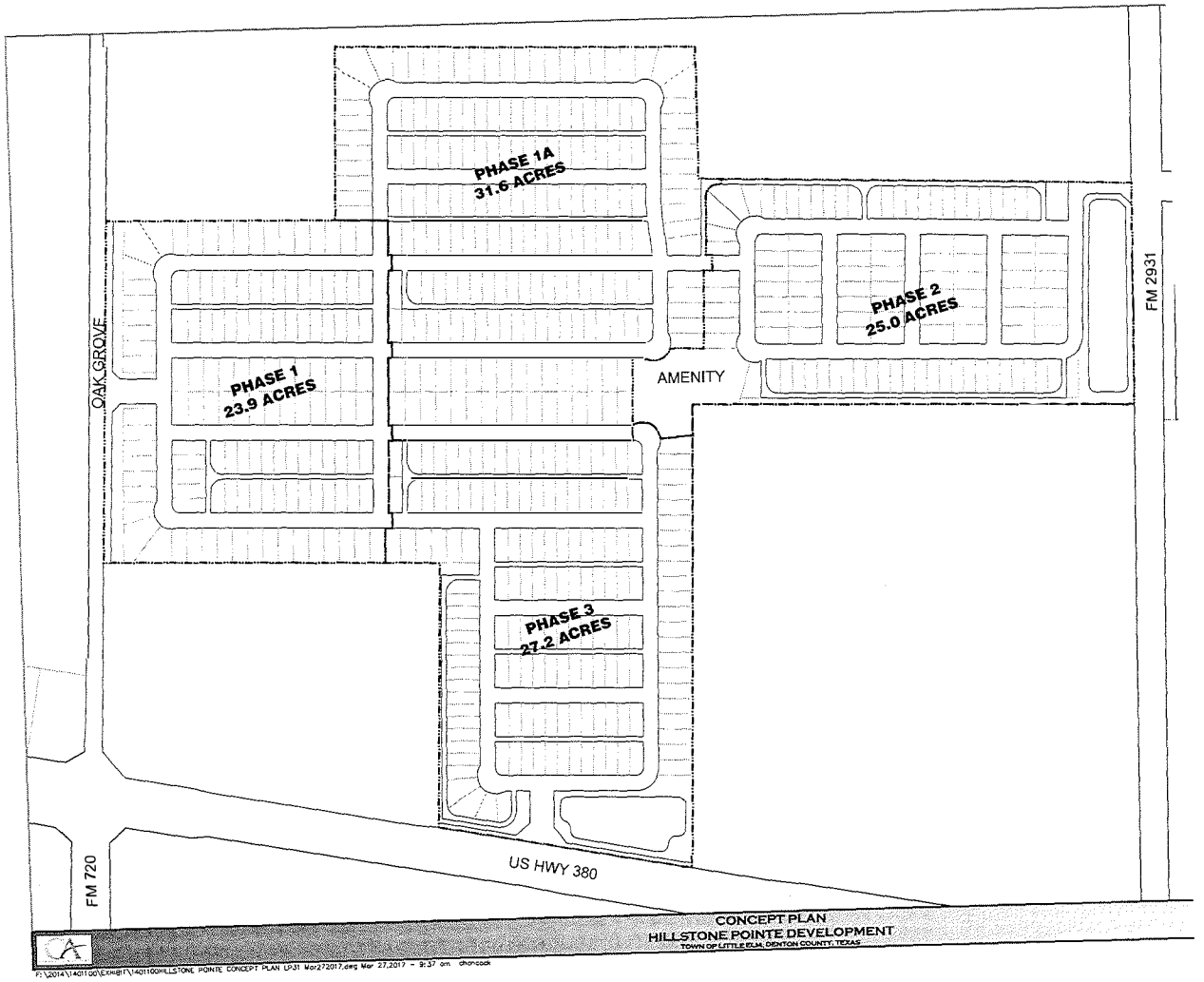
EXHIBIT B

HILLSTONE POINTE PUBLIC IMPROVEMENT DISTRICT NO. 2

107.692 ACRES
SITUATED IN THE
MARSELLA JONES SURVEY
~ ABSTRACT NO. 662
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

DATE: FEBRUARY 2017 SCALE: 1"=500'
JOB NO. 14011B-00

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PHASE 1A
31.6 ACRES
PHASE 2
25.0 ACRES
PHASE 1
23.9 ACRES
AMENITY
PHASE 3
27.2 ACRES
OAK GROVE
FM 2931
FM 720
US HWY 380
CONCEPT PLAN
HILLSTONE POINTE DEVELOPMENT
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
P:\2014\140100\EXHIBIT\140110HILLSTONE POINTE CONCEPT PLAN LP.ai Mar272017.dwg Mar 27,2017 - 9:37 am chan.cook

APPENDIX B
PREPAID PARCELS

Appendix B
List of Prepaid Parcels

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1-1A	765601	May 2022	$15,912	Full
Phase #2-3	765948	March 2022	$19,747	Full

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C
Hillstone Pointe Public Improvement District
2022 Certified Preliminary Assessed Value

Parcels	2022 Certified Preliminary Assessed Value[1]
All Parcels	$183,714,510
Total	**$183,714,510**

1 - Reflects the 2022 certified preliminary net taxable values per DCAD records.

APPENDIX D
PHASES #1-1A ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D
Phases #1-1A Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
717443	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717444	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717445	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717446	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717447	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717448	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717449	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717450	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717451	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717452	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717453	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717454	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717455	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717456	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717457	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717458	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717459	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717460	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717461	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717462	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717463	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717464	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717465	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717466	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717467	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717468	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717469	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717470	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717471	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717472	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717473	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717474	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717475	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717476	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717477	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717478	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717479	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717480	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717481	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717482	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717483	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717484	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717485	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717486	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717487	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717488	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717489	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717490	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717491	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717492	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717493	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717494	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717495	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717496	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717497	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717498	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717499	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717500	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717501	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717502	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717503	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717504	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717505	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717506	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717507	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717508	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717509	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63

Appendix D
Phases #1-1A Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
717510	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717511	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717512	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717513	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717514	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717515	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717516	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717517	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717518	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717519	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717520	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717521	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717522	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717523	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717524	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717525	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717526	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717527	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717528	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717529	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717530	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717531	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717532	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717533	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717534	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717535	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717536	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717537	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717538	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717539	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717540	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717541	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717542	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717543	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717544	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717545	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717546	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717547	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717548	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717549	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717550	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717551	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717552	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717553	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717554	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
717555	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717556	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717557	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717558	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717559	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717560	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717561	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717562	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717563	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717564	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717565	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717566	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717567	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717568	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717569	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717570	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717571	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717572	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717573	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717574	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717575	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717576	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63

Appendix D
Phases #1-1A Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
717577	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
717578	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765554	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765555	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765556	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765557	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765558	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765559	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765560	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765561	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765562	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765563	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765564	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765565	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765566	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765567	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765568	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765569	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765570	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765571	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765572	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765573	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765574	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765597	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765598	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765599	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765600	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765601	1	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
765602	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765603	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765604	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765605	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765606	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765607	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765608	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765609	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765610	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765611	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765612	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765613	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765614	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765615	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765616	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765617	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765618	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765619	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765620	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765621	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765622	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765623	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765624	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765625	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765626	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765627	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765628	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765629	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765630	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765631	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765632	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765633	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765634	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765635	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765636	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765637	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765638	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765639	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765640	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90

Appendix D
Phases #1-1A Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765641	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765642	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765643	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765644	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765645	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765646	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765647	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765648	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765649	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765650	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765651	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765652	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765653	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765654	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765655	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765656	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765657	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765658	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765659	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765660	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765661	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765662	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765663	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765664	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765665	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765666	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765667	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765668	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765669	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765670	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765671	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765672	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765673	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765674	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765675	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765676	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765677	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765678	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765679	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765680	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765721	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765722	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765723	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765724	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765725	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765726	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765727	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765728	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765729	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765730	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765731	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765732	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765733	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765734	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765735	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765736	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765737	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765738	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765739	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765740	1	2	0.80	$15,617.12	$1,102.94	$78.09	$117.88	$1,298.90
765741	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765742	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765743	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765744	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765745	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765746	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765747	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63

Appendix D
Phases #1-1A Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765748	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765749	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765750	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765751	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765752	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765753	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765754	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765755	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765756	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765757	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765758	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765759	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765760	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765779	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765780	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765781	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765782	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765783	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765784	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765785	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765786	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765787	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765788	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765789	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765790	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765791	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765792	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765793	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765794	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765795	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765796	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765797	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765798	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765799	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765800	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765801	1	1	0.50	$9,760.70	$689.33	$48.80	$73.68	$811.82
765802	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765803	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765804	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765805	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765806	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765807	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765808	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765809	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765810	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765883	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765884	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765885	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765886	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765887	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765888	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765889	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765890	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765891	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765892	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765893	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765894	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765895	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765896	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765897	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765898	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765899	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765900	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765901	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765902	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765903	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765937	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63

Appendix D
Phases #1-1A Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765938	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765939	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765940	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765941	1	1	1.00	$19,521.39	$1,378.67	$97.61	$147.35	$1,623.63
765974	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
969952	1	1	0.50	$9,760.70	$689.33	$48.80	$73.68	$811.82
Total	**337**		**298.60**	**$5,829,088.18**	**$411,670.77**	**$29,145.44**	**$44,000.00**	**$484,816.21**

APPENDIX E
PHASES #2-3 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix E
Phases #2-3 Assessment Roll Summary - 2022-23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765502	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765503	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765504	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765505	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765506	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765507	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765508	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765509	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765510	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765511	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765512	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765513	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765514	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765515	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765516	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765517	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765518	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765519	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765520	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765521	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765522	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765523	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765524	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765525	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765526	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765527	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765528	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765529	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765530	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765531	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765532	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765533	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765534	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765535	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765536	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765537	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765538	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765539	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765540	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765541	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765542	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765543	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765544	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765545	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765546	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765547	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765548	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765549	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765550	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765551	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765553	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765575	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765576	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765577	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765578	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765579	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765580	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765581	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765582	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765583	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765584	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765585	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765586	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765587	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765588	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765589	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765590	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765591	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765592	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765593	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765594	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765595	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765596	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765681	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765682	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765683	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765684	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765685	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765686	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765687	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765688	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765689	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765690	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765691	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765692	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765693	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765694	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765695	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765696	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765697	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765698	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765699	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765700	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765701	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765702	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765703	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765704	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765705	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765706	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765707	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765708	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765709	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765710	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765711	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765712	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765713	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765714	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765715	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765716	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765717	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765718	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765719	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765720	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765761	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765762	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765763	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765764	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765765	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765766	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765767	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765768	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765769	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765770	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765771	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765772	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765773	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765774	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765775	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765776	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765777	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765778	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765811	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765812	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765813	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765814	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765815	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765816	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765817	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765818	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765819	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765820	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765821	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765822	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765823	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765824	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765825	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765826	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765827	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765828	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765829	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765830	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765831	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765832	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765833	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765834	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765835	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765836	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765837	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765838	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765839	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765840	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765841	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765842	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765843	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765844	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765845	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765846	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765847	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765848	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765849	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765850	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765851	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765852	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765853	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765854	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765855	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765856	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765857	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765858	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765859	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765860	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765861	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765862	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765863	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765864	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765865	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765866	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765867	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765868	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765869	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765870	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765871	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765872	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765873	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765874	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765875	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765876	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765877	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765878	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765879	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765880	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765881	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765882	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765904	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765905	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765906	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765907	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765908	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765909	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765910	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765911	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765912	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765913	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765914	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765915	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765916	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765917	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765918	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765919	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765920	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765921	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765922	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765923	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765924	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765925	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765926	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765927	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765928	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765929	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765930	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765931	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765932	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765933	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765934	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765935	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765936	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765942	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765943	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765944	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765945	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765946	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765947	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765948	1	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
765949	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765950	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765951	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765952	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765953	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765954	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765955	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765956	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765957	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765958	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765959	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765960	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765961	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765962	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765963	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765964	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765965	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765966	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765967	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765968	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765969	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765970	1	1	1.00	$19,553.97	$1,343.89	$97.77	$180.57	$1,622.23
765971	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765972	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765973	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765975	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Annual Assessment for Principal & Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2022-23 Annual Installment
765976	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765977	1	2	0.80	$15,643.17	$1,075.11	$78.22	$144.45	$1,297.78
765978	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
765979	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
765980	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
765981	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
765982	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**271**		**232.60**	**$4,548,252.57**	**$312,589.66**	**$22,741.26**	**$42,000.00**	**$377,330.92**

APPENDIX F
PID ASSESSEMENT NOTICE

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TOWN OF LITTLE ELM, TEXAS CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Hillstone Pointe Public Improvement District No.2 Project (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ Signature of Purchaser

_____ Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. R.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1678 Approving the 2022-2023 Annual Service Plan Update for the Rudman Tract Public Improvement District.**

DESCRIPTION:

The Rudman Tract Public Improvement District was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on October 18, 2016. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Rudman Tract Public Improvement District.

Municap, Inc.'s scope of services includes the annual determination of the special assessments to be collected from the property within the PID boundaries as well as updating the service and assessment plan and special assessment roll. In compliance with Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

This document is the annual update of the Service and Assessment Plan for 2022-2023. This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Rudman Tract Annual PID Assessment for 2022-2023. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1678 Rudman PID 2022-2023 SAP

Staff Report Rudman Tract PID

Exhibit A - Rudman Tract PID Annual Service Plan (9/1/2022-8/31/2023)

TOWN OF LITTLE ELM

ORDINANCE NO. 1678

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 10181601 adopted on October 18, 2016, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Rudman Tract Public Improvement District (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on November 4, 2017 in The Denton Record-Chronicle, a newspaper of general circulation in the Town, a newspaper of general circulation in the extraterritorial jurisdiction of the Town, and in Denton County; and

WHEREAS, on April 4, 2017, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1359 approving the Rudman Tract Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, on April 4, 2017, the Town Council adopted Resolution No. 04041702 and Resolution No. 04041703, approving the reimbursement agreements secured by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Rudman Tract Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16TH DAY OF AUGUST 2022.

Approved by _____ **Date** _____
Mayor

Approved to form by _____ **Date** _____
Town Attorney

Certified by _____ **Date** _____
Town Secretary

Finance Department
Kelly Wilson, Chief Financial Officer
Phone: 214-975-0415
kwilson@littleelm.org

TOWN COUNCIL
CONSENT AGENDA
Date: August 16, 2022

PROJECT
Consider and Action to adopt **Ordinance No. 1678** an Ordinance of the Town of Little Elm, Texas approving the 2022-2023 Annual Service Plan Update for the **Rudman Tract Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value

Year	Assessed Value
2017 Base Year	$29,722
2022 Certified Estimated TAV	$91,584,374

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$7,706,211
Water distribution system improvements	$1,835,393
Sanitary sewer improvements	$3,555,477
Storm drainage improvements	$2,193,433
Other soft and miscellaneous costs	$3,188,472
Total Improvement Cost	**$18,478,986**

*Includes improvements in two phases

Completed Homes as of June 30, 2022

Phase	Total Lots	Completed Homes	Percent Complete
Phase 1	275	194	70.55%
Phase 2*	216	0	0
Total	491	194	39.51%

***Phase 2 is currently being subdivided into lots for construction of homes.**

Outstanding PID Assessment

Phase	Outstanding Debt Obligation	Years Remaining for PID
Phase 1	$6,835,848	24 Years
Phase 2-MIA	$1,335,000	24 Years
Phase 2-Direct Improvements	$9,160,000	29 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1678

ATTACHMENTS
Ordinance No. 1678
Exhibit A – Rudman Tract Public Improvement District Annual Service Plan (Assessment Year 9/1/2022-8/31/2023)

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX E-2 – PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2022-23

APPENDIX F – PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23

APPENDIX G – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Rudman Tract Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the Town Council on October 18, 2016 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town approved reimbursement obligations to finance the public improvements provided for the benefit of the property in the PID. Phase #1 Reimbursement Agreement in in the aggregate principal amount of $7,300,000 (the "Phase #1 Reimbursement Agreement") and Phase #2 Major Improvements Reimbursement Agreement in the aggregate principal amount of $2,075,000 (the "Phase #2 Major Improvements Reimbursement Agreement") are secured by Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On May 18, 2021, the Service and Assessment Plan was updated for Phase #2 Direct Improvements (the "Updated Service and Assessment Plan"), and a reimbursement agreement was executed in the amount of $9,160,000 (the "Phase #2 Direct Improvements Reimbursement Agreement") to finance the costs of the Phase #2 Direct Improvements.

Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

The Town also adopted assessment rolls (the "Assessment Rolls") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 2022-23.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in

the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms used herein shall have the meanings defined in the Updated Service and Assessment Plan, unless specified otherwise herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Authorized Improvements were equal to $9,393,393, including $6,297,658 in Phase #1 direct costs and $2,867,610 in Phase #1 Major Improvement costs. As provided by the Kimberly-Horn & Associates (the "Project Engineer"), the actual costs of the Authorized Improvements were equal to $7,586,530, including, representing a decrease of $1,806,863 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #1 Improvements were completed and accepted by the Town in May 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to construct the Authorized Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES379221

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Table II-A-1
Updated Sources and Uses – Authorized Improvements – Phase #1

Sources of Funds	Initial Estimated Budget [1]	Actual Costs[2]	Variance
Par amount	$7,300,000	$7,300,000	$0
Other funding sources	$2,093,393	$286,530	($1,806,863)
Total Sources	**$9,393,393**	**$7,586,530**	**($1,806,863)**
Uses of Funds			
Phase #1 Improvements			
Roadway improvements	$2,165,227	$2,336,210	$170,983
Water distribution system improvements	$840,020	$833,195	($6,825)
Sanitary sewer improvements	$730,300	$719,611	($10,689)
Storm drainage improvements	$1,464,831	$876,954	($587,877)
Other soft and miscellaneous costs	$1,097,280	$831,139	($266,141)
Subtotal: Phase #1 Improvements	*$6,297,658*	*$5,597,110*	*($700,548)*
Phase #1 Major Improvements			
Roadway improvements	$1,006,491	$580,555	($425,936)
Water distribution system improvements	$507,871	$187,483	($320,388)
Sanitary sewer improvements	$369,698	$515,262	$145,564
Storm drainage improvements	$317,755	$118,278	($199,477)
Other soft and miscellaneous costs	$665,795	$359,717	($306,078)
Subtotal: Phase #1 Major Improvements	*$2,867,610*	*$1,761,296*	*($1,106,314)*
Estimated PID establishment related costs	$228,125	$228,125	$0
Total Uses	**$9,393,393**	**$7,586,530**	**($1,806,863)**

1 – According to the Service and Assessment Plan dated April 4, 2017.
2 – According to information provided by the Project Engineer on August 5, 2020.

Authorized Improvement Area Cost Variances

As stated in Table II-A-1 above, there are significant variances to the Phase #1 Authorized Improvement aggregate budget. The Project Engineer has confirmed that the original budget line items accounted for significant contingency which was not needed. As a result, there was a net decrease in actual costs.

Phase #2 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Phase #2 Major Improvements were equal to $2,167,026. As provided by the Project Engineer, the actual costs of the Phase #2 Major Improvements were equal to $1,328,697, including, representing a decrease of $838,329 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #2 Major Improvements were completed and accepted by the Town in May 2017.

Table II-A-2 below summarizes the updated sources and uses of funds required to construct the Phase #2 Major Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/RE1362354-RE1058879-RE1468369.pdf

Table II-A-2
Updated Sources and Uses – Phase #2 Major Improvements

Sources of Funds	Initial Estimated Budget [1]	Actual Costs[2]	Variance
Par amount	$2,075,000	$1,365,000	($710,000)
Other funding sources	$393,901	$265,572	($128,329)
Total Sources	**$2,468,901**	**$1,630,572**	**($838,329)**
Uses of Funds			
Phase #2 Major Improvements			
Roadway improvements	$760,596	$437,963	($322,633)
Water distribution system improvements	$383,793	$141,435	($242,359)
Sanitary sewer improvements	$279,378	$388,707	$109,329
Storm drainage improvements	$240,124	$89,227	($150,897)
Other soft and miscellaneous costs	$503,135	$271,366	($231,769)
Subtotal: Phase #1 Major Improvements	*$2,167,026*	*$1,328,697*	*($838,329)*
Estimated PID establishment related costs	$301,875	$301,875	$0
Total Uses	**$2,468,901**	**$1,630,572**	**($838,329)**

1 – According to the Service and Assessment Plan dated April 4, 2017.
2 – According to information provided by the Project Engineer on August 5, 2020.

Phase #2 Major Improvements Cost Variances

As stated in Table II-A-2 on the previous page, there are significant variances to the Phase #2 Major Improvements aggregate budget. The project engineer has confirmed that the original budget line items included substantial contingency that was subsequently determined as excessive. As a result of this determination, $710,000 in excess funds were used to permanently reduce Phase #2 Major Improvements Reimbursement Agreement balance on March 1, 2020, resulting in a net decrease in total actual costs.

Phase #2 Direct Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on May 18, 2021, the initial total estimated costs of the Phase #2 Direct Improvements were equal to $9,261,884. As provided by the Project Engineer, the actual costs of the Phase #2 Direct Improvements remain unchanged from the initial total estimated costs as of July 28, 2022.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Direct Improvements as shown in the Updated Service and Assessment Plan.

Table II-A-3
Updated Sources and Uses – Phase #2 Direct Improvements

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Amount Spent to Date	Remaining Balance
Phase #2 Direct Improvements Reimbursement Agreement	$9,160,000	$0	$9,160,000	$0	$9,160,000
Other funding sources					
Developer contributions	$101,884	$0	$101,884	$0	$101,884
Subtotal: Other funding sources	*$101,884*	*$0*	*$101,884*	*$0*	*$101,884*
Total Sources	**$9,261,884**	**$0**	**$9,261,884**	**$0**	**$9,261,884**
Uses of Funds					
Phase #2 Direct Improvements					
Road Improvements including Right-of-way	$4,351,483	$0	$4,351,483	$0	$4,351,483
Water Distribution System Improvements	$673,280	$0	$673,280	$0	$673,280
Sanitary Sewer Improvements	$1,931,897	$0	$1,931,897	$0	$1,931,897
Storm Drainage Improvements	$1,108,974	$0	$1,108,974	$0	$1,108,974
Other Soft and Miscellaneous Costs	$1,196,250	$0	$1,196,250	$0	$1,196,250
Total Uses	**$9,261,884**	**$0**	**$9,261,884**	**$0**	**$9,261,884**

1 – According to the Project Engineer as of July 28, 2022.

Phase #2 Direct Improvements Cost Variances

As stated in Table II-A-3 on the previous page, there are no significant variances to the Phase #2 Direct Improvements aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

For additional details regarding the PID Authorized Improvements, refer to the links provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2017-2028)

Assessment Year ending 09/01	Projected Annual Installments Phase #1[1]	Projected Annual Installments Phase #2 Major Improvements[1]	Projected Annual Installments Phase #2 Direct Improvements[1]
2017-2022	$2,933,154	$519,880	$723,908
2023	$543,951	$122,635	$736,908
2024	$625,625	$249,342	$729,537
2025	$626,907	$252,940	$729,675
2026	$627,513	$251,055	$729,824
2027	$627,441	$254,182	$635,784
2028	$626,694	$256,826	$637,771
Total	**$8,004,411**	**$2,180,997**	**$5,647,315**

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

See Table II-C-1 on the following page for the estimated status of completed homes within the portion of Phase #1 located within the Town based on certificate of occupancy issuances, according to the Town.

Table II-C-1
Completed Homes – Phase #1

Status	Cumulative as of June 30, 2020	Cumulative as of June 30, 2021[1]	Cumulative as of June 30, 2022[2]
Homes completed[1]	24	43	194

1 – Homes completed are based on certificate of occupancy issuances as reported by the Town as of June 30, 2021.
2 – Homes completed are based on ownership records as reported by the Denton Appraisal District of July 27, 2022.

See Appendix C for preliminary 2022 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #1 Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1 Reimbursement Agreement, which is 6.883 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #1 Annual Installments to be Collected for 2022-23

The total outstanding cost of Phase #1 Improvements submitted by the Developer to the Town as of August 5, 2020 is $7,358,405. The outstanding principal balance on the Assessments is

$6,835,848, which represents the Phase #1 reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

Description	Total
Interest through September 1, 2023	$470,511
Principal due by September 1, 2023	$125,000
Subtotal debt service on Phase #1 Reimbursement Agreement	*$595,511*
Administrative Expenses	$38,000
Subtotal Expenses	$633,511
Available TIRZ Credit	($79,561)
Available Administrative Expense account	($10,000)
Subtotal funds available	($89,561)
Annual Installments	**$543,951**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $470,511, which equal interest on the outstanding Assessments balance of $6,835,848 for one year and an effective interest rate of 6.883 percent. Annual Installments to be collected include a principal amount of $125,000. As a result, total principal and interest due for the Phase #1 Assessments in 2022-23 is estimated to be equal to $595,511.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $38,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$2,200
Administrator	$30,000
Auditor	$2,500
Contingency	$3,300
Total	**$38,000**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2021 in the total amount of $79,561 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2022 as shown in Appendix D-2.

Available Administrative Expense Account

As of June 30, 2022, there is $10,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 Annual Installment for 2022-23.

E. ANNUAL INSTALLMENTS PER UNITS – PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1 Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the original Service and Assessment Plan, 275 residential units were estimated to be built within Phase #1 of the PID, representing 243.38 Equivalent Units. As of June 30, 2022, one unit has prepaid their Phase #1 Assessment in full resulting in 1.00 Equivalent Unit being prepaid. As a result, 274 units representing 242.38 total Equivalent Units will be billed for the 2022-23 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $2,456.93 (i.e. $595,511 ÷ 242.38 = $2,456.93). The net Administrative Expenses to be collected from each unit will be $115.52 (i.e. ($38,000 - $10,000) ÷ 242.38 = $115.52). As a result, the total Annual Installment to be collected from each unit within the PID will be $2,572.45 (i.e. $2,456.93 + $115.52 = $2,572.45).

The Annual Installment due to be collected from each Land Use Class in Phase #1 of the PID for 2022-23 is shown in II-E-1 on the following page.

Table II-E-1
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (60' Lot)	$2,572.45	1.00	$2,572.45
Lot Type 2 (50' Lot)	$2,572.45	0.83	$2,135.14

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #1 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. Annual Budget – Phase #2 Major Improvements

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Major Improvements Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Major Improvements Reimbursement Agreement, which is 6.883 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Major Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected

with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Major Improvements Annual Installments to be Collected for 2022-23

The total outstanding cost of Phase #2 Major Improvements submitted by the Developer to the Town as of August 5, 2020 is $1,328,697. The outstanding principal balance on the Phase #2 Major Improvements Assessments is $1,335,000, which represents the Phase #2 reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2022-23

Description	Total
Interest through September 1, 2023	$89,389
Principal due on September 1, 2023	$15,000
Subtotal debt service on Phase #2 Major Improvements Reimbursement Agreement	*$104,389*
Administrative Expenses	$33,000
Subtotal Expenses	$137,389
Available TIRZ Credit	($4,755)
Available Administrative Expense account	($10,000)
Subtotal funds available	($14,755)
Annual Installments	**$122,635**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $90,078, which equal interest on the outstanding Assessments balance of $1,335,000 for one year and an effective interest rate of 6.883 percent. Annual Installments to be collected include a principal amount of $15,000. As a result, total principal and interest due for the Phase #2 Major Improvements Assessments in 2022-23 is estimated to be equal to $104,389.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $33,000.

Table II-F-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$2,200
Administrator	$25,000
Auditor	$2,500
Contingency	$3,300
Total	**$33,000**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2021 in the total amount of $4,755 that are available to be used as TIRZ Credit in 2022-23 for the Parcel within Phase #2. This TIRZ Credit amount to the Phase #2 Parcel within as shown in Appendix E-2.

Available Administrative Expense Account

As of June 30, 2022, there is $10,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Major Improvements Annual Installment for 2022-23.

G. Annual Installments per Units – Phase #2 Major Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Major Improvements Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 206 residential units are estimated to be built within Phase #2 of the PID, representing 189.75 Equivalent Units. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $550.14 (i.e. $104,389 ÷ 189.75 = $550.14). The net Administrative Expenses to be collected from each unit will be $121.21 (i.e. ($33,000 - $10,000) ÷ 189.75 = $121.21). As a result, the total Annual Installment to be collected from each unit within the PID will be $671.35 (i.e. $550.14 + $121.21 = $671.35).

The Phase #2 Major Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2022-23 is shown in II-G-1 on the following page.

Table II-G-1
Phase #2 Major Improvement Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	$671.35	1.00	$671.35
Lot Type 2 (50' Lot)	$671.35	0.87	$584.08

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E-1**.**

H. ANNUAL BUDGET – PHASE #2 DIRECT IMPROVEMENTS

Phase #2 Direct Improvements - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Direct Improvements Reimbursement Agreement. As a result, the first Annual Installment will be due January 31, 2022, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Direct Improvements Reimbursement Agreement, which is 7.63 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Direct Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

The outstanding principal balance on the Phase #2 Direct Improvements Assessments is $9,160,000, which represents the Phase #2 Direct Improvements reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Direct Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H-1 below.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

Description	Total
Interest through September 1, 2023	$698,908
Principal due on September 1, 2023	$5,000
Subtotal debt service on Phase #2 Direct Improvements Reimbursement Agreement	*$703,908*
Administrative Expenses	$33,000
Subtotal Expenses	$736,908
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$736,908**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $698,908, which equal interest on the outstanding Assessments balance of $9,160,000 for one year and an effective interest rate of 7.63 percent. Annual Installments to be collected include a principal amount of $5,000. As a result, total principal and interest due for Phase #2 Direct Improvements Assessments in 2022-23 is estimated to be equal to $703,908.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-H-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $33,000.

Table II-H-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$2,200
Administrator	$25,000
Auditor	$2,500
Contingency	$3,300
Total	**$33,000**

Available Administrative Expense Account

As of June 30, 2022, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Direct Improvements Annual Installment for 2022-23.

I. Annual Installments per Units – Phase #2 Direct Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Direct Improvements Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 206 residential units are estimated to be built within Phase #2 of the PID, representing 189.75 Equivalent Units. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $3,709.66 (i.e. $703,908 ÷ 189.75 = $3,709.66). The net Administrative Expenses to be collected from each unit will be $173.91 (i.e. $33,000 ÷ 189.75 = $173.91). As a result, the total Annual Installment to be collected from each unit within the PID will be $3,883.57 (i.e. $3,709.66 + $173.91 = $3,883.57).

The Phase #2 Direct Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2022-23 is shown in II-I-1 below.

Table II-I-1
Phase #2 Direct Improvements Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	$3,883.57	1.00	$3,883.57
Lot Type 2 (50' Lot)	$3,883.57	0.87	$3,378.71

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix F**.**

H. BOND REDEMPTION RELATED UPDATES

According to the Project Engineer, the original estimated costs for the Phase #2 Major Improvements included significant amounts for contingency. The project engineer has confirmed that $710,000 was available in the Project Fund. Those funds were used to redeem $710,000 in Phase #2 Bonds on March 1, 2020.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

According to the original Service and Assessment Plan, Lot Type 1 (60') Lots with Phase #2 of the PID were allocated Assessments based on an estimated home value of $337,500 and Lot Type 2 (50') Lots within Phase #2 of the PID were allocated Assessments based on an estimated home value of $281,250. As a result, Lot Type 1 (60') Lots were assigned an Equivalent Unit factor of 1.00 and Lot Type 2 (50') Lots were assigned an Equivalent factor of 0.83.

As shown in the Updated Service and Assessment Plan, the estimated home values for Lot Type 1 (60') Lots and Lot Type 2 (50') Lots were updated to $452,000 and $393,000, respectively. As a result, Lot Type 1 (60') Lots and Lot Type 2 (50') Lots within Phase #2 of the PID have a revised Equivalent Unit factor of 1.00 and 0.87, respectively.

Except as noted above, the method of assessing property has not been changed and Assessed Property will continue to be as provided in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VII.C of the Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix A. Each Parcel in the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula on the following page:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Denton Central Appraisal District ("DCAD") online records, final plats, Phase #1A for 59 Phase #1 residential units and Phase #1B for 216 Phase #1 residential units, which were subdivided from Parcel 38224 and Parcel 38229, were recorded on January 22, 2019 and June 12, 2019, respectively. Phase #1A residential units were billed individually in 2019-20. Phase #1B

Parcels were not recognized by DCAD in 2019. As a result, Annual Installments for Phase #1B Parcels were billed individually beginning in 2020-21.

B. PREPAYMENT OF ASSESSMENTS

Phase #1

As of June 30, 2022, one (1) Parcel within Phase #1 of the PID has prepaid their Phase #1 Assessment in full.

Phase #2 Major Improvements

As of June 30, 2022, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Major Improvements Assessment.

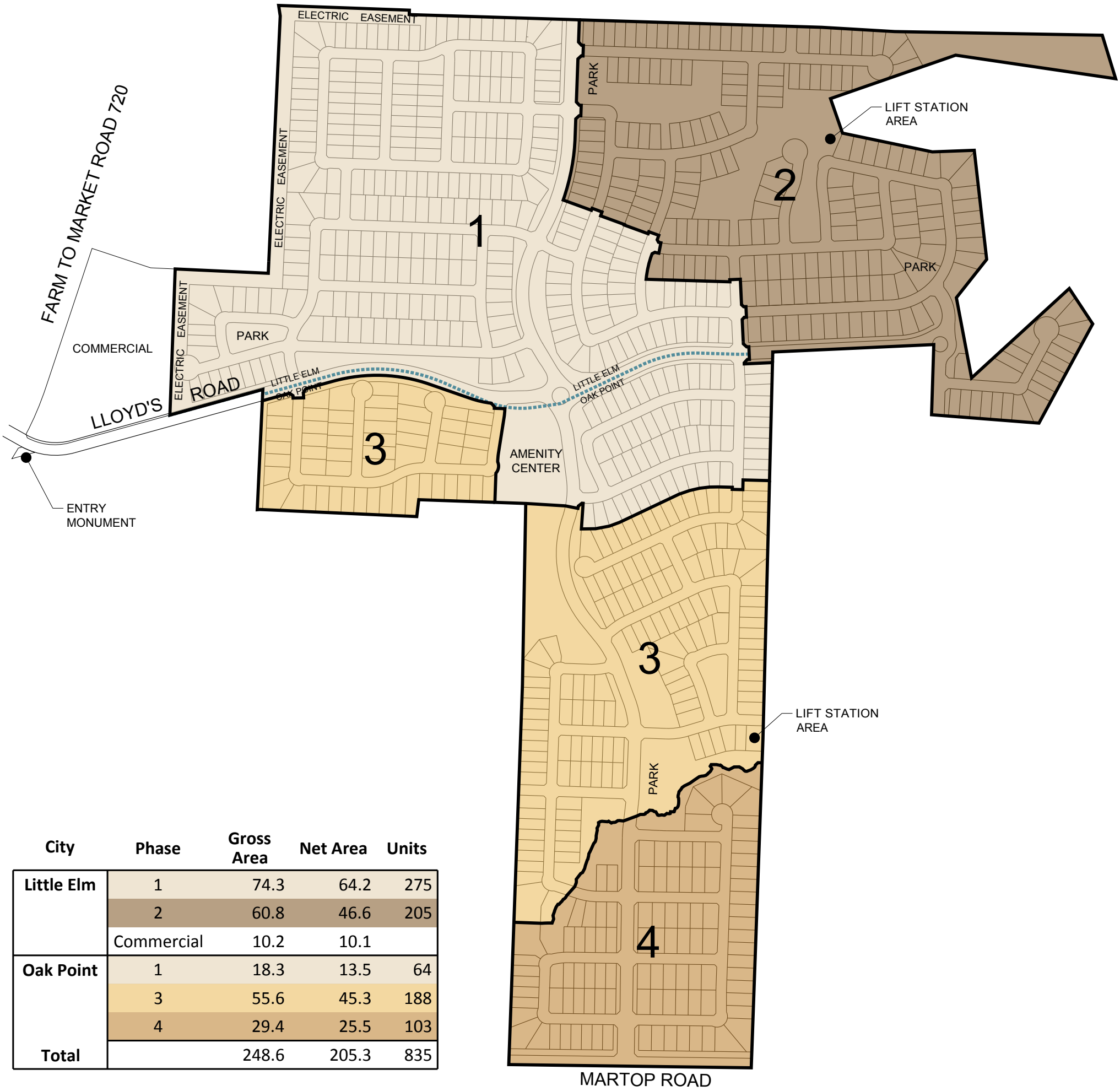
Phase #2 Direct Improvements

As of June 30, 2022, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Direct Improvement Assessment.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 Eldorado Parkway, Little Elm, Texas 75068.

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APPENDIX A
PID MAP



City	Phase	Gross Area	Net Area	Units
Little Elm	1	74.3	64.2	275
	2	60.8	46.6	205
	Commercial	10.2	10.1	
Oak Point	1	18.3	13.5	64
	3	55.6	45.3	188
	4	29.4	25.5	103
Total		248.6	205.3	835

*Phase 1 Areas include offsite Lloyd Road improvements
**Net Area is net of Open Spaces, Electric Easement, Amenity Center, Parks & Areas not to be developed

Phase	Little Elm		Oak Point		Phase
	50' Lot	*60' Lot*	*50' Lot*	*60' Lot*	**Total**
1	186	89	64		339
2	124	81			205
3			133	55	188
4			38	65	103
Total	310	170	235	120	**835**

north

GRAPHIC SCALE IN FEET

0 250 500 1000

1" = 500'@ 11x17

PHASE MAP

Rudman NORTH

City of Oak Point & Town of Little Elm, Texas
January 2017

DWG NAME K:\FRI_CIVIL\SINGLE FAMILY PURSUITS\2014024 - RUDMAN NORTH TRACT\DWG\PRELIMINARY\EXHIBITS\EXHIBIT-PHASES.DWG
LAST SAVED 1/9/2017 5:16 PM

Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

APPENDIX B
PREPAID PARCELS

APPENDIX B

Parcel ID	Prepayment Date	Amount	Full/Partial
749022	April 2021	$29,152	Full
TOTAL		**$29,152**	

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C

Rudman Tract PID

2022 Certified Preliminary Assessed Value

Phase	2022 Value[1]
All Parcels	$91,584,374
Total	**$91,584,374**

1 - Reflects the 2022 certified preliminary net taxable values per DCAD records.

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY - 2022-23

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
748987	1	1.00	$28,203	$516	$1,941	$115.52	($801.71)	$1,770.74
748988	1	1.00	$28,203	$516	$1,941	$115.52	($818.84)	$1,753.61
748989	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
748990	1	1.00	$28,203	$516	$1,941	$115.52	($834.29)	$1,738.16
748991	1	1.00	$28,203	$516	$1,941	$115.52	($843.95)	$1,728.51
748992	1	1.00	$28,203	$516	$1,941	$115.52	($678.70)	$1,893.75
748993	1	0.50	$14,102	$258	$971	$57.76	($209.29)	$1,076.94
958868		0.50	$14,102	$258	$971	$57.76	($187.09)	$1,099.14
748994	1	1.00	$28,203	$516	$1,941	$115.52	($874.30)	$1,698.16
748995	1	1.00	$28,203	$516	$1,941	$115.52	($724.44)	$1,848.01
748996	1	1.00	$28,203	$516	$1,941	$115.52	($803.91)	$1,768.54
748997	1	1.00	$28,203	$516	$1,941	$115.52	($735.07)	$1,837.39
748998	1	1.00	$28,203	$516	$1,941	$115.52	($767.95)	$1,804.51
748999	1	1.00	$28,203	$516	$1,941	$115.52	($885.44)	$1,687.02
749000	1	1.00	$28,203	$516	$1,941	$115.52	($210.71)	$2,361.74
749001	1	1.00	$28,203	$516	$1,941	$115.52	($917.01)	$1,655.45
749002	1	1.00	$28,203	$516	$1,941	$115.52	($735.59)	$1,836.86
749003	1	1.00	$28,203	$516	$1,941	$115.52	($907.50)	$1,664.95
749004	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749005	1	1.00	$28,203	$516	$1,941	$115.52	($921.93)	$1,650.53
749006	1	1.00	$28,203	$516	$1,941	$115.52	($735.65)	$1,836.81
749007	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749008	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749009	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749010	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749011	1	1.00	$28,203	$516	$1,941	$115.52	($127.13)	$2,445.32
749012	1	1.00	$28,203	$516	$1,941	$115.52	($133.85)	$2,438.60
749013	1	1.00	$28,203	$516	$1,941	$115.52	($837.13)	$1,735.33
749014	1	1.00	$28,203	$516	$1,941	$115.52	($839.70)	$1,732.75
749015	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749016	1	1.00	$28,203	$516	$1,941	$115.52	($678.45)	$1,894.01
749017	1	1.00	$28,203	$516	$1,941	$115.52	($806.66)	$1,765.79
749018	1	1.00	$28,203	$516	$1,941	$115.52	($856.31)	$1,716.15
749019	1	1.00	$28,203	$516	$1,941	$115.52	($618.77)	$1,953.68
749020	1	1.00	$28,203	$516	$1,941	$115.52	($703.19)	$1,869.26
749021	1	1.00	$28,203	$516	$1,941	$115.52	$0.00	$2,572.45
749022	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
749023	1	1.00	$28,203	$516	$1,941	$115.52	($214.84)	$2,357.62
749024	1	0.83	$23,409	$428	$1,611	$95.88	($100.37)	$2,034.76
749025	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749026	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749027	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749028	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749029	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749030	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
749031	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749032	1	0.83	$23,409	$428	$1,611	$95.88	($106.77)	$2,028.36
749033	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749034	1	1.00	$28,203	$516	$1,941	$115.52	($138.97)	$2,433.48
749035	1	1.00	$28,203	$516	$1,941	$115.52	($125.19)	$2,447.26
749036	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749037	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749038	1	1.00	$28,203	$516	$1,941	$115.52	($735.03)	$1,837.43
749039	1	1.00	$28,203	$516	$1,941	$115.52	($707.72)	$1,864.74
749040	1	0.83	$23,409	$428	$1,611	$95.88	($663.91)	$1,471.23
749041	1	0.83	$23,409	$428	$1,611	$95.88	($108.30)	$2,026.84
749042	1	0.83	$23,409	$428	$1,611	$95.88	($540.06)	$1,595.08
749043	1	0.83	$23,409	$428	$1,611	$95.88	($515.82)	$1,619.31
749044	1	0.83	$23,409	$428	$1,611	$95.88	($131.55)	$2,003.59
749045	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749046	1	1.00	$28,203	$516	$1,941	$115.52	($124.13)	$2,448.33
749047	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749048	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749049	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749050	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757294	1	0.83	$23,409	$428	$1,611	$95.88	($116.99)	$2,018.15
757293	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757292	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757291	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757290	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757289	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757288	1	0.83	$23,409	$428	$1,611	$95.88	($187.35)	$1,947.78
757287	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757286	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757285	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757284	1	0.83	$23,409	$428	$1,611	$95.88	($760.89)	$1,374.25
757283	1	0.83	$23,409	$428	$1,611	$95.88	($739.79)	$1,395.34
757282	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757281	1	0.83	$23,409	$428	$1,611	$95.88	($761.73)	$1,373.40
757280	1	0.83	$23,409	$428	$1,611	$95.88	($112.41)	$2,022.72
757279	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757278	1	0.83	$23,409	$428	$1,611	$95.88	($113.51)	$2,021.63
757277	1	1.00	$28,203	$516	$1,941	$115.52	($124.31)	$2,448.14
757276	1	1.00	$28,203	$516	$1,941	$115.52	($116.26)	$2,456.20
757275	1	0.83	$23,409	$428	$1,611	$95.88	($112.60)	$2,022.54
757274	1	0.83	$23,409	$428	$1,611	$95.88	($101.76)	$2,033.37
757273	1	0.83	$23,409	$428	$1,611	$95.88	($101.76)	$2,033.37
757272	1	1.00	$28,203	$516	$1,941	$115.52	($774.35)	$1,798.10
757271	1	1.00	$28,203	$516	$1,941	$115.52	($96.21)	$2,476.24
757270	1	1.00	$28,203	$516	$1,941	$115.52	($110.77)	$2,461.69

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757269	1	1.00	$28,203	$516	$1,941	$115.52	($146.64)	$2,425.81
757268	1	0.83	$23,409	$428	$1,611	$95.88	($107.62)	$2,027.51
757267	1	0.83	$23,409	$428	$1,611	$95.88	($106.16)	$2,028.98
757266	1	0.83	$23,409	$428	$1,611	$95.88	($175.71)	$1,959.43
757265	1	0.83	$23,409	$428	$1,611	$95.88	($103.96)	$2,031.18
757264	1	0.83	$23,409	$428	$1,611	$95.88	($385.72)	$1,749.42
757263	1	0.83	$23,409	$428	$1,611	$95.88	($116.81)	$2,018.33
757262	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757261	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757260	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757259	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757258	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757257	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757256	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757255	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757254	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757253	1	0.83	$23,409	$428	$1,611	$95.88	($477.65)	$1,657.49
757252	1	0.83	$23,409	$428	$1,611	$95.88	($113.33)	$2,021.81
757251	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757250	1	0.83	$23,409	$428	$1,611	$95.88	($468.79)	$1,666.35
757249	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757248	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757247	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757246	1	0.83	$23,409	$428	$1,611	$95.88	($188.88)	$1,946.26
757244	1	1.00	$28,203	$516	$1,941	$115.52	($185.83)	$2,386.63
757243	1	1.00	$28,203	$516	$1,941	$115.52	($114.79)	$2,457.66
757242	1	1.00	$28,203	$516	$1,941	$115.52	($115.52)	$2,456.93
757241	1	1.00	$28,203	$516	$1,941	$115.52	$0.00	$2,572.45
757240	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757239	1	0.83	$23,409	$428	$1,611	$95.88	($187.97)	$1,947.17
757238	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757237	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757236	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757235	1	0.83	$23,409	$428	$1,611	$95.88	($103.96)	$2,031.18
757234	1	0.83	$23,409	$428	$1,611	$95.88	($350.42)	$1,784.72
757233	1	0.83	$23,409	$428	$1,611	$95.88	($844.46)	$1,290.68
757232	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757231	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757230	1	0.83	$23,409	$428	$1,611	$95.88	($108.20)	$2,026.93
757229	1	0.83	$23,409	$428	$1,611	$95.88	($108.20)	$2,026.93
757228	1	0.83	$23,409	$428	$1,611	$95.88	($180.34)	$1,954.80
757227	1	0.83	$23,409	$428	$1,611	$95.88	($180.34)	$1,954.80
757226	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757225	1	0.83	$23,409	$428	$1,611	$95.88	$0.00	$2,135.14
757224	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757223	1	0.83	$23,409	$428	$1,611	$95.88	($133.28)	$2,001.86
757222	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757221	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757220	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757219	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757218	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757217	1	0.83	$23,409	$428	$1,611	$95.88	($98.25)	$2,036.88
757216	1	1.00	$28,203	$516	$1,941	$115.52	($286.07)	$2,286.38
757215	1	1.00	$28,203	$516	$1,941	$115.52	($767.79)	$1,804.67
757214	1	1.00	$28,203	$516	$1,941	$115.52	($773.57)	$1,798.88
757213	1	1.00	$28,203	$516	$1,941	$115.52	($297.73)	$2,274.73
757212	1	1.00	$28,203	$516	$1,941	$115.52	($840.78)	$1,731.67
757211	1	1.00	$28,203	$516	$1,941	$115.52	($852.13)	$1,720.33
757210	1	1.00	$28,203	$516	$1,941	$115.52	($869.63)	$1,702.82
757209	1	1.00	$28,203	$516	$1,941	$115.52	($317.19)	$2,255.26
757208	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757207	1	0.83	$23,409	$428	$1,611	$95.88	($187.35)	$1,947.78
757206	1	0.83	$23,409	$428	$1,611	$95.88	($752.51)	$1,382.62
757205	1	0.83	$23,409	$428	$1,611	$95.88	($739.79)	$1,395.34
757204	1	0.83	$23,409	$428	$1,611	$95.88	($579.92)	$1,555.22
757203	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757202	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757201	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757200	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757199	1	0.83	$23,409	$428	$1,611	$95.88	($112.41)	$2,022.72
757198	1	0.83	$23,409	$428	$1,611	$95.88	($756.73)	$1,378.41
757197	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757196	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757195	1	0.83	$23,409	$428	$1,611	$95.88	($485.45)	$1,649.69
757194	1	0.83	$23,409	$428	$1,611	$95.88	($766.82)	$1,368.32
757193	1	0.83	$23,409	$428	$1,611	$95.88	($665.54)	$1,469.59
757192	1	0.83	$23,409	$428	$1,611	$95.88	($602.74)	$1,532.40
757191	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757190	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757189	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757188	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757187	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757186	1	0.83	$23,409	$428	$1,611	$95.88	($844.03)	$1,291.11
757185	1	0.83	$23,409	$428	$1,611	$95.88	($615.50)	$1,519.63
757184	1	0.83	$23,409	$428	$1,611	$95.88	($678.00)	$1,457.13
757183	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757182	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757181	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757180	1	0.83	$23,409	$428	$1,611	$95.88	($119.18)	$2,015.95
757179	1	0.83	$23,409	$428	$1,611	$95.88	($126.14)	$2,009.00

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757178	1	0.83	$23,409	$428	$1,611	$95.88	($108.39)	$2,026.75
757177	1	0.83	$23,409	$428	$1,611	$95.88	($178.15)	$1,956.99
757176	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757175	1	0.83	$23,409	$428	$1,611	$95.88	($625.27)	$1,509.87
757174	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757173	1	0.83	$23,409	$428	$1,611	$95.88	($808.38)	$1,326.75
757172	1	0.83	$23,409	$428	$1,611	$95.88	($114.61)	$2,020.53
757171	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757170	1	0.83	$23,409	$428	$1,611	$95.88	($228.71)	$1,906.43
757169	1	0.83	$23,409	$428	$1,611	$95.88	($757.39)	$1,377.74
757168	1	0.83	$23,409	$428	$1,611	$95.88	($251.72)	$1,883.41
757167	1	0.83	$23,409	$428	$1,611	$95.88	($311.36)	$1,823.78
757166	1	0.83	$23,409	$428	$1,611	$95.88	($110.77)	$2,024.37
757165	1	0.83	$23,409	$428	$1,611	$95.88	($110.40)	$2,024.74
757164	1	0.83	$23,409	$428	$1,611	$95.88	($181.86)	$1,953.27
757163	1	0.83	$23,409	$428	$1,611	$95.88	($169.61)	$1,965.53
757162	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757161	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757160	1	0.83	$23,409	$428	$1,611	$95.88	($118.54)	$2,016.60
757159	1	0.83	$23,409	$428	$1,611	$95.88	($115.34)	$2,019.80
757158	1	0.83	$23,409	$428	$1,611	$95.88	($107.62)	$2,027.51
757157	1	0.83	$23,409	$428	$1,611	$95.88	($714.94)	$1,420.19
757156	1	0.83	$23,409	$428	$1,611	$95.88	($603.16)	$1,531.98
757155	1	0.83	$23,409	$428	$1,611	$95.88	($378.48)	$1,756.66
757154	1	0.83	$23,409	$428	$1,611	$95.88	($106.16)	$2,028.98
757153	1	0.83	$23,409	$428	$1,611	$95.88	($105.43)	$2,029.71
757152	1	0.83	$23,409	$428	$1,611	$95.88	($87.86)	$2,047.28
757151	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757150	1	0.83	$23,409	$428	$1,611	$95.88	($86.02)	$2,049.11
757149	1	0.83	$23,409	$428	$1,611	$95.88	($120.28)	$2,014.85
757148	1	1.00	$28,203	$516	$1,941	$115.52	($116.26)	$2,456.20
757147	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757146	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757145	1	1.00	$28,203	$516	$1,941	$115.52	($383.78)	$2,188.68
757144	1	1.00	$28,203	$516	$1,941	$115.52	($761.43)	$1,811.02
757143	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757142	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757141	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757140	1	1.00	$28,203	$516	$1,941	$115.52	($364.57)	$2,207.89
757139	1	1.00	$28,203	$516	$1,941	$115.52	($218.04)	$2,354.42
757138	1	1.00	$28,203	$516	$1,941	$115.52	($846.92)	$1,725.53
757137	1	1.00	$28,203	$516	$1,941	$115.52	($676.06)	$1,896.40
757136	1	0.83	$23,409	$428	$1,611	$95.88	($620.17)	$1,514.97
757135	1	0.83	$23,409	$428	$1,611	$95.88	($89.24)	$2,045.89
757134	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757133	1	0.83	$23,409	$428	$1,611	$95.88	($93.77)	$2,041.37
757132	1	0.83	$23,409	$428	$1,611	$95.88	($95.90)	$2,039.23
757131	1	0.83	$23,409	$428	$1,611	$95.88	($95.90)	$2,039.23
757130	1	0.83	$23,409	$428	$1,611	$95.88	($95.90)	$2,039.23
757129	1	0.83	$23,409	$428	$1,611	$95.88	($108.57)	$2,026.57
757128	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757127	1	0.83	$23,409	$428	$1,611	$95.88	($669.05)	$1,466.09
757126	1	0.83	$23,409	$428	$1,611	$95.88	($583.69)	$1,551.44
757125	1	0.83	$23,409	$428	$1,611	$95.88	($109.49)	$2,025.65
757124	1	0.83	$23,409	$428	$1,611	$95.88	($188.88)	$1,946.26
757122	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757121	1	1.00	$28,203	$516	$1,941	$115.52	($906.51)	$1,665.95
757120	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757119	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757118	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757117	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757116	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757115	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757114	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757113	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757112	1	1.00	$28,203	$516	$1,941	$115.52	($807.49)	$1,764.97
757111	1	0.10	$2,820	$52	$194	$11.55	($124.56)	$132.68
975256		0.90	$25,383	$464	$1,747	$103.97	$0.00	$2,315.21
757110	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757109	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757108	1	1.00	$28,203	$516	$1,941	$115.52	($116.26)	$2,456.20
757107	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757106	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757105	1	0.83	$23,409	$428	$1,611	$95.88	($754.79)	$1,380.35
757104	1	0.83	$23,409	$428	$1,611	$95.88	($699.48)	$1,435.66
757103	1	0.83	$23,409	$428	$1,611	$95.88	($226.92)	$1,908.22
757102	1	0.83	$23,409	$428	$1,611	$95.88	($335.75)	$1,799.39
757101	1	0.83	$23,409	$428	$1,611	$95.88	($615.50)	$1,519.63
757100	1	0.83	$23,409	$428	$1,611	$95.88	($678.36)	$1,456.78
757099	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757098	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757097	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757096	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757095	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757094	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757093	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757092	1	0.83	$23,409	$428	$1,611	$95.88	($110.95)	$2,024.19
757091	1	0.83	$23,409	$428	$1,611	$95.88	($683.71)	$1,451.43
757090	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757089	1	0.83	$23,409	$428	$1,611	$95.88	($112.29)	$2,022.85

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757088	1	0.83	$23,409	$428	$1,611	$95.88	($93.22)	$2,041.91
757087	1	0.83	$23,409	$428	$1,611	$95.88	($595.01)	$1,540.13
757086	1	0.83	$23,409	$428	$1,611	$95.88	($558.04)	$1,577.10
757085	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757084	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757083	1	0.83	$23,409	$428	$1,611	$95.88	($798.69)	$1,336.45
757082	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757081	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757080	1	0.83	$23,409	$428	$1,611	$95.88	($85.42)	$2,049.72
757079	1	0.83	$23,409	$428	$1,611	$95.88	($94.90)	$2,040.24
757078	1	0.83	$23,409	$428	$1,611	$95.88	($90.63)	$2,044.51
757077	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757076	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757075	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757074	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757073	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757072	1	0.83	$23,409	$428	$1,611	$95.88	($101.76)	$2,033.37
757071	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757070	1	0.83	$23,409	$428	$1,611	$95.88	($197.42)	$1,937.72
Total	**275**	**242.38**	**$6,835,848**	**$125,000.00**	**$470,511.42**	**$28,000.00**	**($79,560.80)**	**$543,950.62**

1 - Parcel's Equivalent Unit, outstanding Assessment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District and as result, do not represent a new Lot Type.

APPENDIX D-2
PHASE #1 TIRZ CALCULATION - 2022-23

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
748987	$2,672.38	$0.00	$2,672.38	($801.71)	($801.71)
748988	$2,729.48	$0.00	$2,729.48	($818.84)	($818.84)
748989	$388.78	$0.00	$388.78	($116.63)	($116.63)
748990	$2,780.97	$0.00	$2,780.97	($834.29)	($834.29)
748991	$2,813.15	$0.00	$2,813.15	($843.95)	($843.95)
748992	$2,262.34	$0.00	$2,262.34	($678.70)	($678.70)
748993	$1,395.27	$0.00	$1,395.27	($209.29)	($209.29)
958868	$1,247.27	$0.00	$1,247.27	($187.09)	($187.09)
748994	$2,914.33	$0.00	$2,914.33	($874.30)	($874.30)
748995	$2,414.81	$0.00	$2,414.81	($724.44)	($724.44)
748996	$2,679.71	$0.00	$2,679.71	($803.91)	($803.91)
748997	$2,450.22	$0.00	$2,450.22	($735.07)	($735.07)
748998	$2,559.83	$0.00	$2,559.83	($767.95)	($767.95)
748999	$2,951.45	$0.00	$2,951.45	($885.44)	($885.44)
749000	$702.37	$0.00	$702.37	($210.71)	($210.71)
749001	$3,056.69	$0.00	$3,056.69	($917.01)	($917.01)
749002	$2,451.98	$0.00	$2,451.98	($735.59)	($735.59)
749003	$3,025.00	$0.00	$3,025.00	($907.50)	($907.50)
749004	$388.78	$0.00	$388.78	($116.63)	($116.63)
749005	$3,073.09	$0.00	$3,073.09	($921.93)	($921.93)
749006	$2,452.15	$0.00	$2,452.15	($735.65)	($735.65)
749007	$388.78	$0.00	$388.78	($116.63)	($116.63)
749008	$388.78	$0.00	$388.78	($116.63)	($116.63)
749009	$388.78	$0.00	$388.78	($116.63)	($116.63)
749010	$388.78	$0.00	$388.78	($116.63)	($116.63)
749011	$423.78	$0.00	$423.78	($127.13)	($127.13)
749012	$446.17	$0.00	$446.17	($133.85)	($133.85)
749013	$2,790.42	$0.00	$2,790.42	($837.13)	($837.13)
749014	$2,799.00	$0.00	$2,799.00	($839.70)	($839.70)
749015	$388.78	$0.00	$388.78	($116.63)	($116.63)
749016	$2,261.49	$0.00	$2,261.49	($678.45)	($678.45)
749017	$2,688.87	$0.00	$2,688.87	($806.66)	($806.66)
749018	$2,854.35	$0.00	$2,854.35	($856.31)	($856.31)
749019	$2,062.58	$0.00	$2,062.58	($618.77)	($618.77)
749020	$2,343.97	$0.00	$2,343.97	($703.19)	($703.19)
749021	$0.00	$0.00	$0.00	$0.00	$0.00
749022	$2,744.31	$0.00	$2,744.31	($823.29)	PREPAID
749023	$716.12	$0.00	$716.12	($214.84)	($214.84)
749024	$334.58	$0.00	$334.58	($100.37)	($100.37)
749025	$325.16	$0.00	$325.16	($97.55)	($97.55)
749026	$325.16	$0.00	$325.16	($97.55)	($97.55)
749027	$325.16	$0.00	$325.16	($97.55)	($97.55)
749028	$325.16	$0.00	$325.16	($97.55)	($97.55)
749029	$325.16	$0.00	$325.16	($97.55)	($97.55)
749030	$325.16	$0.00	$325.16	($97.55)	($97.55)
749031	$325.16	$0.00	$325.16	($97.55)	($97.55)
749032	$355.91	$0.00	$355.91	($106.77)	($106.77)
749033	$0.00	$0.00	$0.00	$0.00	$0.00
749034	$463.24	$0.00	$463.24	($138.97)	($138.97)
749035	$417.30	$0.00	$417.30	($125.19)	($125.19)
749036	$388.78	$0.00	$388.78	($116.63)	($116.63)
749037	$388.78	$0.00	$388.78	($116.63)	($116.63)
749038	$2,450.09	$0.00	$2,450.09	($735.03)	($735.03)
749039	$2,359.05	$0.00	$2,359.05	($707.72)	($707.72)
749040	$2,213.02	$0.00	$2,213.02	($663.91)	($663.91)
749041	$361.00	$0.00	$361.00	($108.30)	($108.30)
749042	$1,800.20	$0.00	$1,800.20	($540.06)	($540.06)
749043	$1,719.41	$0.00	$1,719.41	($515.82)	($515.82)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
749044	$438.50	$0.00	$438.50	($131.55)	($131.55)
749045	$388.78	$0.00	$388.78	($116.63)	($116.63)
749046	$413.76	$0.00	$413.76	($124.13)	($124.13)
749047	$0.00	$0.00	$0.00	$0.00	$0.00
749048	$0.00	$0.00	$0.00	$0.00	$0.00
749049	$0.00	$0.00	$0.00	$0.00	$0.00
749050	$0.00	$0.00	$0.00	$0.00	$0.00
757294	$389.96	$0.00	$389.96	($116.99)	($116.99)
757293	$336.77	$0.00	$336.77	($101.03)	($101.03)
757292	$336.77	$0.00	$336.77	($101.03)	($101.03)
757291	$336.77	$0.00	$336.77	($101.03)	($101.03)
757290	$336.77	$0.00	$336.77	($101.03)	($101.03)
757289	$370.44	$0.00	$370.44	($111.13)	($111.13)
757288	$624.51	$0.00	$624.51	($187.35)	($187.35)
757287	$348.97	$0.00	$348.97	($104.69)	($104.69)
757286	$348.97	$0.00	$348.97	($104.69)	($104.69)
757285	$348.97	$0.00	$348.97	($104.69)	($104.69)
757284	$2,536.29	$0.00	$2,536.29	($760.89)	($760.89)
757283	$2,465.98	$0.00	$2,465.98	($739.79)	($739.79)
757282	$348.97	$0.00	$348.97	($104.69)	($104.69)
757281	$2,539.11	$0.00	$2,539.11	($761.73)	($761.73)
757280	$374.71	$0.00	$374.71	($112.41)	($112.41)
757279	$0.00	$0.00	$0.00	$0.00	$0.00
757278	$378.37	$0.00	$378.37	($113.51)	($113.51)
757277	$414.37	$0.00	$414.37	($124.31)	($124.31)
757276	$387.52	$0.00	$387.52	($116.26)	($116.26)
757275	$375.32	$0.00	$375.32	($112.60)	($112.60)
757274	$339.21	$0.00	$339.21	($101.76)	($101.76)
757273	$339.21	$0.00	$339.21	($101.76)	($101.76)
757272	$2,581.18	$0.00	$2,581.18	($774.35)	($774.35)
757271	$320.71	$0.00	$320.71	($96.21)	($96.21)
757270	$369.22	$0.00	$369.22	($110.77)	($110.77)
757269	$488.80	$0.00	$488.80	($146.64)	($146.64)
757268	$358.74	$0.00	$358.74	($107.62)	($107.62)
757267	$353.86	$0.00	$353.86	($106.16)	($106.16)
757266	$585.69	$0.00	$585.69	($175.71)	($175.71)
757265	$346.53	$0.00	$346.53	($103.96)	($103.96)
757264	$1,285.73	$0.00	$1,285.73	($385.72)	($385.72)
757263	$389.35	$0.00	$389.35	($116.81)	($116.81)
757262	$336.77	$0.00	$336.77	($101.03)	($101.03)
757261	$561.29	$0.00	$561.29	($168.39)	($168.39)
757260	$336.77	$0.00	$336.77	($101.03)	($101.03)
757259	$336.77	$0.00	$336.77	($101.03)	($101.03)
757258	$617.40	$0.00	$617.40	($185.22)	($185.22)
757257	$617.40	$0.00	$617.40	($185.22)	($185.22)
757256	$336.77	$0.00	$336.77	($101.03)	($101.03)
757255	$336.77	$0.00	$336.77	($101.03)	($101.03)
757254	$336.77	$0.00	$336.77	($101.03)	($101.03)
757253	$1,592.16	$0.00	$1,592.16	($477.65)	($477.65)
757252	$377.76	$0.00	$377.76	($113.33)	($113.33)
757251	$370.44	$0.00	$370.44	($111.13)	($111.13)
757250	$1,562.62	$0.00	$1,562.62	($468.79)	($468.79)
757249	$336.77	$0.00	$336.77	($101.03)	($101.03)
757248	$336.77	$0.00	$336.77	($101.03)	($101.03)
757247	$336.77	$0.00	$336.77	($101.03)	($101.03)
757246	$629.60	$0.00	$629.60	($188.88)	($188.88)
757244	$619.43	$0.00	$619.43	($185.83)	($185.83)
757243	$382.64	$0.00	$382.64	($114.79)	($114.79)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757242	$385.08	$0.00	$385.08	($115.52)	($115.52)
757241	$0.00	$0.00	$0.00	$0.00	$0.00
757240	$0.00	$0.00	$0.00	$0.00	$0.00
757239	$626.55	$0.00	$626.55	($187.97)	($187.97)
757238	$336.77	$0.00	$336.77	($101.03)	($101.03)
757237	$336.77	$0.00	$336.77	($101.03)	($101.03)
757236	$336.77	$0.00	$336.77	($101.03)	($101.03)
757235	$346.53	$0.00	$346.53	($103.96)	($103.96)
757234	$1,168.06	$0.00	$1,168.06	($350.42)	($350.42)
757233	$2,814.86	$0.00	$2,814.86	($844.46)	($844.46)
757232	$336.77	$0.00	$336.77	($101.03)	($101.03)
757231	$341.65	$0.00	$341.65	($102.50)	($102.50)
757230	$360.68	$0.00	$360.68	($108.20)	($108.20)
757229	$360.68	$0.00	$360.68	($108.20)	($108.20)
757228	$601.13	$0.00	$601.13	($180.34)	($180.34)
757227	$601.13	$0.00	$601.13	($180.34)	($180.34)
757226	$356.30	$0.00	$356.30	($106.89)	($106.89)
757225	$0.00	$0.00	$0.00	$0.00	$0.00
757224	$0.00	$0.00	$0.00	$0.00	$0.00
757223	$444.26	$0.00	$444.26	($133.28)	($133.28)
757222	$370.44	$0.00	$370.44	($111.13)	($111.13)
757221	$561.29	$0.00	$561.29	($168.39)	($168.39)
757220	$336.77	$0.00	$336.77	($101.03)	($101.03)
757219	$561.29	$0.00	$561.29	($168.39)	($168.39)
757218	$370.44	$0.00	$370.44	($111.13)	($111.13)
757217	$327.51	$0.00	$327.51	($98.25)	($98.25)
757216	$953.58	$0.00	$953.58	($286.07)	($286.07)
757215	$2,559.29	$0.00	$2,559.29	($767.79)	($767.79)
757214	$2,578.57	$0.00	$2,578.57	($773.57)	($773.57)
757213	$992.43	$0.00	$992.43	($297.73)	($297.73)
757212	$2,802.60	$0.00	$2,802.60	($840.78)	($840.78)
757211	$2,840.42	$0.00	$2,840.42	($852.13)	($852.13)
757210	$2,898.77	$0.00	$2,898.77	($869.63)	($869.63)
757209	$1,057.30	$0.00	$1,057.30	($317.19)	($317.19)
757208	$0.00	$0.00	$0.00	$0.00	$0.00
757207	$624.51	$0.00	$624.51	($187.35)	($187.35)
757206	$2,508.38	$0.00	$2,508.38	($752.51)	($752.51)
757205	$2,465.98	$0.00	$2,465.98	($739.79)	($739.79)
757204	$1,933.07	$0.00	$1,933.07	($579.92)	($579.92)
757203	$348.97	$0.00	$348.97	($104.69)	($104.69)
757202	$348.97	$0.00	$348.97	($104.69)	($104.69)
757201	$348.97	$0.00	$348.97	($104.69)	($104.69)
757200	$348.97	$0.00	$348.97	($104.69)	($104.69)
757199	$374.71	$0.00	$374.71	($112.41)	($112.41)
757198	$2,522.42	$0.00	$2,522.42	($756.73)	($756.73)
757197	$336.77	$0.00	$336.77	($101.03)	($101.03)
757196	$561.29	$0.00	$561.29	($168.39)	($168.39)
757195	$1,618.16	$0.00	$1,618.16	($485.45)	($485.45)
757194	$2,556.05	$0.00	$2,556.05	($766.82)	($766.82)
757193	$2,218.48	$0.00	$2,218.48	($665.54)	($665.54)
757192	$2,009.12	$0.00	$2,009.12	($602.74)	($602.74)
757191	$336.77	$0.00	$336.77	($101.03)	($101.03)
757190	$370.44	$0.00	$370.44	($111.13)	($111.13)
757189	$617.40	$0.00	$617.40	($185.22)	($185.22)
757188	$336.77	$0.00	$336.77	($101.03)	($101.03)
757187	$336.77	$0.00	$336.77	($101.03)	($101.03)
757186	$2,813.42	$0.00	$2,813.42	($844.03)	($844.03)
757185	$2,051.68	$0.00	$2,051.68	($615.50)	($615.50)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757184	$2,260.01	$0.00	$2,260.01	($678.00)	($678.00)
757183	$336.77	$0.00	$336.77	($101.03)	($101.03)
757182	$336.77	$0.00	$336.77	($101.03)	($101.03)
757181	$617.40	$0.00	$617.40	($185.22)	($185.22)
757180	$397.28	$0.00	$397.28	($119.18)	($119.18)
757179	$420.47	$0.00	$420.47	($126.14)	($126.14)
757178	$361.29	$0.00	$361.29	($108.39)	($108.39)
757177	$593.83	$0.00	$593.83	($178.15)	($178.15)
757176	$356.30	$0.00	$356.30	($106.89)	($106.89)
757175	$2,084.22	$0.00	$2,084.22	($625.27)	($625.27)
757174	$356.30	$0.00	$356.30	($106.89)	($106.89)
757173	$2,694.61	$0.00	$2,694.61	($808.38)	($808.38)
757172	$382.03	$0.00	$382.03	($114.61)	($114.61)
757171	$0.00	$0.00	$0.00	$0.00	$0.00
757170	$762.35	$0.00	$762.35	($228.71)	($228.71)
757169	$2,524.64	$0.00	$2,524.64	($757.39)	($757.39)
757168	$839.08	$0.00	$839.08	($251.72)	($251.72)
757167	$1,037.86	$0.00	$1,037.86	($311.36)	($311.36)
757166	$369.22	$0.00	$369.22	($110.77)	($110.77)
757165	$368.00	$0.00	$368.00	($110.40)	($110.40)
757164	$606.21	$0.00	$606.21	($181.86)	($181.86)
757163	$565.35	$0.00	$565.35	($169.61)	($169.61)
757162	$336.77	$0.00	$336.77	($101.03)	($101.03)
757161	$336.77	$0.00	$336.77	($101.03)	($101.03)
757160	$395.13	$0.00	$395.13	($118.54)	($118.54)
757159	$384.47	$0.00	$384.47	($115.34)	($115.34)
757158	$358.74	$0.00	$358.74	($107.62)	($107.62)
757157	$2,383.14	$0.00	$2,383.14	($714.94)	($714.94)
757156	$2,010.53	$0.00	$2,010.53	($603.16)	($603.16)
757155	$1,261.60	$0.00	$1,261.60	($378.48)	($378.48)
757154	$353.86	$0.00	$353.86	($106.16)	($106.16)
757153	$351.42	$0.00	$351.42	($105.43)	($105.43)
757152	$292.85	$0.00	$292.85	($87.86)	($87.86)
757151	$348.97	$0.00	$348.97	($104.69)	($104.69)
757150	$286.74	$0.00	$286.74	($86.02)	($86.02)
757149	$400.94	$0.00	$400.94	($120.28)	($120.28)
757148	$387.52	$0.00	$387.52	($116.26)	($116.26)
757147	$618.42	$0.00	$618.42	($185.53)	($185.53)
757146	$371.05	$0.00	$371.05	($111.32)	($111.32)
757145	$1,279.26	$0.00	$1,279.26	($383.78)	($383.78)
757144	$2,538.10	$0.00	$2,538.10	($761.43)	($761.43)
757143	$618.42	$0.00	$618.42	($185.53)	($185.53)
757142	$371.05	$0.00	$371.05	($111.32)	($111.32)
757141	$371.05	$0.00	$371.05	($111.32)	($111.32)
757140	$1,215.23	$0.00	$1,215.23	($364.57)	($364.57)
757139	$726.79	$0.00	$726.79	($218.04)	($218.04)
757138	$2,823.08	$0.00	$2,823.08	($846.92)	($846.92)
757137	$2,253.52	$0.00	$2,253.52	($676.06)	($676.06)
757136	$2,067.22	$0.00	$2,067.22	($620.17)	($620.17)
757135	$297.48	$0.00	$297.48	($89.24)	($89.24)
757134	$561.29	$0.00	$561.29	($168.39)	($168.39)
757133	$312.57	$0.00	$312.57	($93.77)	($93.77)
757132	$319.68	$0.00	$319.68	($95.90)	($95.90)
757131	$319.68	$0.00	$319.68	($95.90)	($95.90)
757130	$319.68	$0.00	$319.68	($95.90)	($95.90)
757129	$361.90	$0.00	$361.90	($108.57)	($108.57)
757128	$356.30	$0.00	$356.30	($106.89)	($106.89)
757127	$2,230.17	$0.00	$2,230.17	($669.05)	($669.05)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757126	$1,945.64	$0.00	$1,945.64	($583.69)	($583.69)
757125	$364.95	$0.00	$364.95	($109.49)	($109.49)
757124	$629.60	$0.00	$629.60	($188.88)	($188.88)
757122	$0.00	$0.00	$0.00	$0.00	$0.00
757121	$3,021.69	$0.00	$3,021.69	($906.51)	($906.51)
757120	$371.05	$0.00	$371.05	($111.32)	($111.32)
757119	$371.05	$0.00	$371.05	($111.32)	($111.32)
757118	$371.05	$0.00	$371.05	($111.32)	($111.32)
757117	$371.05	$0.00	$371.05	($111.32)	($111.32)
757116	$371.05	$0.00	$371.05	($111.32)	($111.32)
757115	$618.42	$0.00	$618.42	($185.53)	($185.53)
757114	$618.42	$0.00	$618.42	($185.53)	($185.53)
757113	$618.42	$0.00	$618.42	($185.53)	($185.53)
757112	$2,691.63	$0.00	$2,691.63	($807.49)	($807.49)
757111	$1,038.04	$0.00	$1,038.04	($124.56)	($124.56)
975256	$0.00	$0.00	$0.00	$0.00	$0.00
757110	$618.42	$0.00	$618.42	($185.53)	($185.53)
757109	$618.42	$0.00	$618.42	($185.53)	($185.53)
757108	$387.52	$0.00	$387.52	($116.26)	($116.26)
757107	$370.44	$0.00	$370.44	($111.13)	($111.13)
757106	$336.77	$0.00	$336.77	($101.03)	($101.03)
757105	$2,515.96	$0.00	$2,515.96	($754.79)	($754.79)
757104	$2,331.60	$0.00	$2,331.60	($699.48)	($699.48)
757103	$756.40	$0.00	$756.40	($226.92)	($226.92)
757102	$1,119.16	$0.00	$1,119.16	($335.75)	($335.75)
757101	$2,051.68	$0.00	$2,051.68	($615.50)	($615.50)
757100	$2,261.19	$0.00	$2,261.19	($678.36)	($678.36)
757099	$336.77	$0.00	$336.77	($101.03)	($101.03)
757098	$561.29	$0.00	$561.29	($168.39)	($168.39)
757097	$336.77	$0.00	$336.77	($101.03)	($101.03)
757096	$336.77	$0.00	$336.77	($101.03)	($101.03)
757095	$336.77	$0.00	$336.77	($101.03)	($101.03)
757094	$336.77	$0.00	$336.77	($101.03)	($101.03)
757093	$336.77	$0.00	$336.77	($101.03)	($101.03)
757092	$369.83	$0.00	$369.83	($110.95)	($110.95)
757091	$2,279.02	$0.00	$2,279.02	($683.71)	($683.71)
757090	$0.00	$0.00	$0.00	$0.00	$0.00
757089	$374.29	$0.00	$374.29	($112.29)	($112.29)
757088	$310.74	$0.00	$310.74	($93.22)	($93.22)
757087	$1,983.36	$0.00	$1,983.36	($595.01)	($595.01)
757086	$1,860.13	$0.00	$1,860.13	($558.04)	($558.04)
757085	$336.77	$0.00	$336.77	($101.03)	($101.03)
757084	$336.77	$0.00	$336.77	($101.03)	($101.03)
757083	$2,662.29	$0.00	$2,662.29	($798.69)	($798.69)
757082	$336.77	$0.00	$336.77	($101.03)	($101.03)
757081	$336.77	$0.00	$336.77	($101.03)	($101.03)
757080	$284.72	$0.00	$284.72	($85.42)	($85.42)
757079	$316.33	$0.00	$316.33	($94.90)	($94.90)
757078	$302.09	$0.00	$302.09	($90.63)	($90.63)
757077	$341.65	$0.00	$341.65	($102.50)	($102.50)
757076	$341.65	$0.00	$341.65	($102.50)	($102.50)
757075	$341.65	$0.00	$341.65	($102.50)	($102.50)
757074	$336.77	$0.00	$336.77	($101.03)	($101.03)
757073	$336.77	$0.00	$336.77	($101.03)	($101.03)
757072	$339.21	$0.00	$339.21	($101.76)	($101.76)
757071	$336.77	$0.00	$336.77	($101.03)	($101.03)
757070	$658.07	$0.00	$658.07	($197.42)	($197.42)
Total	**$269,891.06**	**$0.00**	**$269,891.06**	**($80,384.09)**	**($79,560.80)**

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23

Appendix E-1

2022-23 Phase #2 Major Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
698873	189.75	$1,335,000	$15,000.00	$89,389.30	$23,000.00	($4,754.64)	$122,634.66
Total	**189.75**	**$1,335,000**	**$15,000.00**	**$89,389.30**	**$23,000.00**	**($4,754.64)**	**$122,634.66**

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2022-23

Appendix E-2
TIRZ Credit Calculation - Phase #2
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
698873	$15,848.80	$0.00	$15,848.80	($4,754.64)	($4,754.64)
Total	**#N/A**	**$0.00**	**$15,848.80**	**($4,754.64)**	**($4,754.64)**

APPENDIX F
PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23

Appendix F

2022-23 Phase #2 Direct Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	2022-23 Annual Installment
698873	189.75	$9,160,000	$5,000.00	$698,908.00	$33,000.00	$736,908.00
Total	**189.75**	**$9,160,000**	**$5,000.00**	**$698,908.00**	**$33,000.00**	**$736,908.00**

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Rudman Tract Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. S.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1679 Approving the 2022-2023 Annual Service Plan Update for the Valencia Public Improvement District.**

DESCRIPTION:

The Valencia Public Improvement District was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on September 17, 2013. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Valencia Public Improvement.

Municap, Inc.'s scope of services includes the annual determination of the special assessments to be collected from the property within the PID boundaries as well as updating the service and assessment plan and special assessment roll. In compliance with Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

This document is the annual update of the Service and Assessment Plan for 2022-2023. This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Valencia Annual PID Assessment for 2022-2023. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Staff Report Valencia PID

Ordinance No. 1679

Finance Department
Kelly Wilson, Chief Financial Officer
Phone: 214-975-0415
kwilson@littleelm.org

TOWN COUNCIL
CONSENT AGENDA
Date: August 16, 2022

PROJECT
Consider and Action to adopt **Ordinance No. 1679** an Ordinance of the Town of Little Elm, Texas approving the 2022-2023 Annual Service Plan Update for the **Valencia Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2014 Base Year	$4,073,238
2022 Certified Estimated TAV	$336,265,898

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$13,010,371
Water distribution system improvements	$3,737,178
Sanitary sewer improvements	$5,686,681
Storm drainage improvements	$1,760,187
Other soft and miscellaneous costs	$7,518,838
Total Improvement Cost	**$31,713,255**

*Includes improvements in various phases

Completed Homes as of June 30, 2022

Phase	Total Lots	Completed Homes	Percent Complete
Phase 1	210	209	99.52%
Improvement Area 2	444	428	96.40%
Improvement Area 3	228	139	60.96%
Improvement Area 4	534	0	0.00%
Total	**1,416**	**776**	**54.80%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Phase 1	$6,583,445	22 Years
Major Improvement Area	$6,449,929	26 Years
Improvement Area 2	$11,912,842	26 Years
Improvement Area 3	$5,285,000	25 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1679

ATTACHMENTS
Ordinance No. 1679
Exhibit A - Valencia Public Improvement District Annual Service Plan
(Assessment Year 9/1/2022-8/31/2023)

TOWN OF LITTLE ELM

ORDINANCE NO. 1679

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE VALENCIA PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 09171301 adopted on September 17, 2013, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Valencia Public Improvement District (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on August 23, 2013 in The Little Elm Journal, a newspaper of general circulation in the Town; and

WHEREAS, on February 13, 2014, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1200 approving the Valencia Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the bonds and reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Valencia Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16TH DAY OF AUGUST 2022.

Approved by _____ **Date** _____
Mayor

Approved to form by _____ **Date** _____
Town Attorney

Certified by _____ **Date** _____
Town Secretary

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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I. INTRODUCTION

The Valencia Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the Town Council on September 13, 2013 to finance certain public improvement projects for the benefit of the property in the PID.

On February 21, 2014, the Town of Little Elm (the "Town") approved the issuance of the Town of Little Elm Texas Special Assessment Revenue Bonds, Series 2014 (Valencia Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,000,000, and the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2014 (Valencia Public Improvement District Phases #2-5 Major Improvement Project) (the "Phases #2-5 Bonds") in the aggregate principal amount of $12,240,000. The Phase #1 Bonds and Phases #2-5 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $3,435,000 and, reimbursement obligations for the Phase #2 Reimbursement Agreement in the aggregate principal amount of $11,220,000 are secured by Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

On February 20, 2018, the Town approved the issuance of the Phase #1 Refunding and Improvement Bonds, the Improvement Area #2 Refunding and Improvement Bonds, and the Major Improvement Area Refunding Bonds. The Phase #1 Refunding and Improvement Bonds were issued to refund the Series 2014 Phase #1 Bonds and refinance the Phase #1 Reimbursement Agreement and are secured by the Phase #1 Assessments. The Improvement Area #2 Refunding and Improvement Bonds were issued to refund the pro rata portion of the Series 2014 Major Improvement Bonds relating to Improvement Area #2 and to refinance the pro rata portion of the Phase #2 Reimbursement Agreement relating to the Improvement Area #2 Local Improvements and are secured by the Improvement Area #2 Assessments. The Major Improvement Area Refunding Bonds were issued to refund the pro rata portion of the Series 2014 Major Improvement Bonds relating to Phase #2B, Improvement Area #3, and Phase #4 and are secured by the Assessments shown on the Major Improvement Area Assessment Roll.

On December 7, 2021, the Town approved the issuance of the Improvement Area #3 Bonds. The Improvement Area #3 Bonds were issued for the Phase #2B-1 Authorized Improvements and to replace the Phase #3B portion of the Phase #2 Reimbursement Agreement and are secured by the Assessments shown on the Improvement Area #3 Assessment Roll.

The Service and Assessment Plan was initially updated on June 6, 2017 for Phase #2, was updated again on February 20, 2018 for refunding and phased PID bond issuances, and updated once more on December 7, 2021 for Improvement Area #3 (collectively, the "Updated Service and Assessment Plan") to incorporate the refunding and additional bond issuances described above. Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2022-23.

The Town also adopted the Phase # 1 Assessment Roll, Major Improvement Area Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll attached as Appendix G, Appendix F, Appendix H, and Appendix I, respectively, to the Updated Service and Assessment Plan, identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms used herein shall have the meanings specified in the Updated Service and Assessment Plan, unless defined otherwise in this update.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 20, 2018, the initial total estimated costs of the Phase #1 Improvements, including Phase #1's share of Major Improvement costs and bond issuance, were equal to $7,435,000. According to the Developer, the actual costs spent to date of the Phase #1 Improvements, including Phase #1's share of Major Improvements costs and bond issuance, were equal to $7,377,835 as of July 14, 2022. As described in the Closing Instruction Letter dated March 15, 2018, the actual issuance costs of the Phase #1 Refunding and Improvement Bonds were $1,457,006.

According to the Developer Quarterly Improvement Implementation Report dated December 31, 2017, the Phase #1 Improvements were completed and accepted by the Town on June 24, 2015.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Refunding and Improvement Bonds. For additional details regarding the Phase #1 Improvements, refer to the following link for the most recent Developer's Quarterly Improvement Implementation Report.

https://emma.msrb.org/ES1022227-ES799705-ES1201049.pdf

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Table II-A-1
Updated Sources and Uses of Funds
Phase #1 Refunding and Improvement Bonds

Sources of Funds	Initial Budget	Budget Changes[1]	Revised Budget[1]	Actual Funded[1]	Remaining to be Funded[1]
Bond par amount (Series 2014)	$505,002	$0	$505,002	$505,002	$0
Bond Par Amount (Series 2018 Refunding)	$6,929,998	($754,227)	$6,175,771	$6,175,771	$0
Other funding sources	$0	$98,437	$98,437	$6,845	$91,592
Total Sources	$7,435,000	($655,790)	$6,779,210	$6,687,618	$91,592
Uses of Funds					
Major Improvements					
Road improvements	$721,517	$13,417	$734,934	$621,486	$113,447
Water distribution system improvements	$280,685	$6,149	$286,834	$284,830	$2,004
Sanitary sewer improvements	$290,984	$5,803	$296,787	$268,812	$27,975
Storm drainage improvements	$79,114	$2,018	$81,132	$93,476	($12,344)
Other soft and miscellaneous costs	$627,811	$14,723	$642,534	$682,025	($39,490)
Subtotal: Major Improvements	**$2,000,111**	**$42,110**	**$2,042,221**	**$1,950,629**	**$91,592**
Phase #1 Improvements					
Road improvements	$1,799,960	($145)	$1,799,815	$1,799,815	$0
Water distribution system improvements	$468,155	$0	$468,155	$468,155	$0
Sanitary sewer improvements	$600,493	($1,740)	$598,753	$598,753	$0
Storm drainage improvements	$372,030	($4,073)	$367,957	$367,957	$0
Other soft and miscellaneous costs	$737,245	($1,725)	$735,520	$735,520	$0
Subtotal: Phase #1 Improvements	**$3,977,883**	**($7,683)**	**$3,970,200**	**$3,970,200**	**$0**
Bond issuance costs	$1,457,006	$0	$1,457,006	$1,457,006	$0
Total Uses	**$7,435,000**	**$34,427**	**$7,469,427**	**$7,377,835**	**$91,592**

1 – According to the Developer as of July 14, 2022.
2 – According to the Developer, there are close to $91,592 in funds remaining due to additional interest earnings on this account and will intend to use the funds to pay the final costs related to the water line.

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is a significant variance of $91,592 between the initial estimated budget and the revised budget. The net increase will be funded by the Developer.

Major Improvement Area Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 20, 2018, the initial total estimated costs of the Major Improvements, including bond issuance costs, were equal to $7,720,338. According to the Developer, the actual costs spent to date of the Major Improvements, including bond issuance, were equal to $7,754,461 as of July 14, 2022. As described in the Closing Instruction Letter dated March 15, 2018, the actual issuance costs of the PID Bonds were $1,786,963.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue Major Improvement Refunding and Improvement Bonds. For additional details regarding the Major Improvements,

refer to the following link for the most recent Developer's Quarterly Improvement Implementation Report.

https://emma.msrb.org/P21589680-P21226700-P21649198.pdf

Table II-A-2
Updated Sources and Uses of Funds
Major Improvement Area Refunding Bonds

Sources of Funds	Initial Budget	Budget Changes[1]	Revised Budget[1]	Actual Funded[1]	Remaining to be Funded[1]
Bond par amount (Series 2014)	$6,607,070	$0	$6,607,070	$6,607,070	$0
Bond Par Amount (Series 2018 MI Refunding)	$1,113,268	$0	$1,113,268	$1,113,268	$0
Other funding sources	$0	$56,989	$56,989	$34,123	$22,866
Total Sources	**$7,720,338**	**$56,989**	**$7,777,327**	**$7,754,461**	**$22,866**
Uses of Funds					
Major Improvements					
Road improvements	$2,140,398	$8,151	$2,148,549	$1,901,293	$247,256
Water distribution system improvements	$832,658	$37,917	$870,575	$871,372	($797)
Sanitary sewer improvements	$863,211	$3,287	$866,498	$822,368	$44,130
Storm drainage improvements	$234,692	$894	$235,586	$285,968	($50,382)
Other soft and miscellaneous costs	$1,862,415	$6,741	$1,869,156	$2,086,498	($217,341)
Subtotal: Major Improvements	*$5,933,375*	*$56,989*	*$5,990,364*	**$5,967,498**	**$22,866**
Bond issuance costs	$1,786,963	$0	$1,786,963	$1,786,963	$0
Total Uses	**$7,720,338**	**$56,989**	**$7,777,327**	**$7,754,461**	**$22,866**

1 - According to the Developer as of July 14, 2022.

Major Improvement Cost Variances

As stated in Table II-A-2 above, there is a variance of $22,866 between the initial estimated budget and the revised budget. The net increase will be funded by the Developer.

Improvement Area #2 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 20, 2018, the initial total estimated costs of the Improvement Area #2 Local Improvements, including Improvement Area #2's share of the Major Improvement costs and bond issuance costs, were equal to $16,511,941. According to the Developer, the actual costs spent to date of the Improvement Area #2 Local Improvements, including Improvement Area #2's share of the Major Improvement costs and bond issuance costs, were equal to $13,832,567 as of July 14, 2022. As described in the Closing Instruction Letter dated March 15, 2018, the actual issuance costs of the PID Bonds were $3,208,280.

According to the Developer Quarterly Improvement Implementation Report dated June 30, 2018, the Improvement Area #2 Improvements were completed and accepted on January 19, 2018.

Table II-A-3 below summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #2 Improvements, (2) establish the PID, and (3) issue Improvement Area #2 Refunding and Improvement Bonds. For additional Improvement Area #2 Local Improvement development-related information, refer to the link below:

https://emma.msrb.org/ER1215154-ER951229-ER1352217.pdf

Table II-A-3
Updated Sources and Uses of Funds
Improvement Area #2 Refunding and Improvement Bonds

Sources of Funds	Initial Budget	Budget Changes[1]	Revised Budget[1]	Actual Funded[1]	Remaining to be Funded[1]
Bond par amount (Series 2014)	$3,867,930	$0	$3,867,930	$3,867,930	$0
Bond Par Amount (Series 2018 MI Refunding)	$651,732	$0	$651,732	$651,732	$0
IA #2 Bonds	$8,673,847	$0	$8,673,847	$8,673,847	$0
Other funding Sources	$3,318,432	$0	$3,318,432	$4,299,283	$980,851
Total Sources	**$16,511,941**	**$0**	**$16,511,941**	**$17,492,793**	**$980,851**
Uses of Funds					
Major Improvements					
Road improvements	$1,253,038	$0	$1,253,038	$1,111,294	($141,744)
Water distribution system improvements	$487,457	$0	$487,457	$509,311	$21,854
Sanitary sewer improvements	$505,344	$0	$505,344	$480,669	($24,675)
Storm drainage improvements	$137,394	$0	$137,394	$167,147	$29,752
Other soft and miscellaneous costs	$1,090,301	$0	$1,090,301	$1,219,545	$129,244
Subtotal	**$3,473,533**	**$0**	**$3,473,533**	**$3,487,966**	**$14,432**
IA #2 Improvements					
Road improvements	$4,118,714	$0	$4,118,714	$4,421,148	$302,434
Water distribution system improvements	$1,100,434	$0	$1,100,434	$1,664,105	$563,671
Sanitary sewer improvements	$1,250,067	$0	$1,250,067	$1,917,592	$667,525
Storm drainage improvements	$608,659	$0	$608,659	$981,977	$373,318
Other soft and miscellaneous costs	$2,752,254	$0	$2,752,254	$1,811,725	($940,529)
Subtotal	**$9,830,128**	**$0**	**$9,830,128**	**$10,796,547**	**$966,419**
Bond issuance costs	$3,208,280	$0	$3,208,280	$3,208,280	$0
Total Uses	**$16,511,941**	**$0**	**$16,511,941**	**$17,492,793**	**$980,851**

1 - Actual funded was reported by the Developer as of August 4, 2021.

Improvement Area #2 Cost Variances

As stated in Table II-A-3 above, there is a significant variance of $980,851 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Improvement Area #3 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on December 7, 2021, the initial total estimated costs and bond issuance costs of the Improvement Area #3 Improvements were equal to $7,292,074. According to the Developer, the actual costs spent to date of the Improvement Area #3 Improvements were equal to $7,292,074 as of July 14, 2022.

Table II-A-4 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #3 Improvements, and (2) establish the PID. For additional Improvement Area #3 Improvement development-related information, refer to the link below:

https://emma.msrb.org/P11600064-P11234405-P11657103.pdf

Table II-A-4
Updated Sources and Uses of Funds
Improvement Area #3 Bonds

Sources of Funds	**Initial Budget**	**Budget Changes[1]**	**Revised Budget[1]**	**Actual Funded[1]**	**Remaining to be Funded[1]**
Par amount	$5,405,000	$0	$5,405,000	$5,405,000	$0
Other funding sources	$1,801,980	$0	$1,801,980	$1,801,980	$0
Bond Premium	$85,094	$0	$85,094	$85,094	$0
Total Sources	**$7,292,074**	**$0**	**$7,292,074**	**$7,292,074**	**$0**
Uses of Funds					
Phase #3 Improvements					
Road improvements	$1,163,279	$0	$1,163,279	$1,163,279	$0
Water distribution system improvements	$256,530	$0	$256,530	$256,530	$0
Sanitary sewer improvements	$1,847,782	$0	$1,847,782	$1,847,782	$0
Storm drainage improvements	$108,561	$0	$108,561	$108,561	$0
Other soft including Right of Way and miscellaneous costs	$135,174	$0	$135,174	$135,174	$0
Subtotal	**$3,511,326**	**$0**	**$3,511,326**	**$3,511,326**	**$0**
Phase #2B-1 Improvements					
Road improvements	$1,792,042	$0	$1,792,042	$1,792,042	$0
Water distribution system improvements	$267,193	$0	$267,193	$267,193	$0
Sanitary sewer improvements	$321,450	$0	$321,450	$321,450	$0
Storm drainage improvements	$220,898	$0	$220,898	$220,898	$0
Other soft including Right of Way and miscellaneous costs	$293,899	$0	$293,899	$293,899	$0
Subtotal	**$2,895,482**	**$0**	**$2,895,482**	**$2,895,482**	**$0**
Bond issuance costs	$885,266	$0	$885,266	$885,266	$0
Total Uses	**$7,292,074**	**$0**	**$7,292,074**	**$7,292,074**	**$0**

1 - According to the Developer as of July 14, 2022.

Improvement Area #3 Cost Variances

As stated in Table II-A-4 above, there is no significant variance from the initial estimated budget.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. The updated estimated budgets for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs during the next five years are shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2014-2028)

Assessment Year ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Phase #1 Projected Annual Installments[2]	Major Improvement Area Projected Annual Installments[2]	Improvement Area #2 Projected Annual Installments	Improvement Area #3 Projected Annual Installments
2014-2022[1]	$32,390,700	$30,895,000	$1,495,700	$4,112,033	$7,829,431	$4,414,304	$811,817
2023	$0	$0	$0	$348,126	$550,418	$611,543	$387,419
2024	$0	$0	$0	$577,090	$624,000	$996,560	$400,026
2025	$0	$0	$0	$577,522	$624,623	$993,160	$400,668
2026	$0	$0	$0	$577,387	$625,273	$994,148	$400,215
2027	$0	$0	$0	$576,685	$626,900	$994,212	$399,698
2028	$0	$0	$0	$575,415	$622,815	$993,353	$400,301
Total	**$32,390,700**	**$30,895,000**	**$1,495,700**	**$7,344,258**	**$11,503,460**	**$9,997,280**	**$3,200,143**

1 – Assessment years ending 2014 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.
2 – Assessment years Ending 2014 through 2018 represent Annual Installments billed for the Series 2014 Improvement Bonds and Assessment Years Ending 2019 through 2028 represent Annual Installments billed or projected to be billed for the Series 2018 Refunding and Improvement Bonds.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment securing the Phase #1 Refunding and Improvement Bonds shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Refunding and Improvement Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Refunding and Improvement Bonds. The effective interest rate on the Phase #1 Refunding and Improvement Bonds is 5.25 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Refunding and Improvement Bonds (5.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Bond Ordinance, applicable Trust Indenture, such the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Refunding and Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments to be Collected for 2022-23

Descriptions	Phase #1 Refunding and Improvement Bonds
Interest payment on March 1, 2023	$172,815
Interest payment on September 1, 2023	$172,815
Principal payment on September 1, 2023	$165,000
Subtotal debt service on bonds	*$510,630*
Administrative Expenses	$40,500
Excess interest for prepayment and delinquency reserves	$32,917
Subtotal Expenses	*$584,047*
Available TIRZ Credit	($235,921)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($235,921)*
Annual Installments	**$348,126**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $172,815 and on September 1, 2023 in the amount of $172,815, which equal interest on the outstanding Assessments balance of $6,583,445 for six months each and an effective interest rate of 5.25 percent. Annual Installments to be collected include a principal amount of $165,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $510,630.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-C-2 below, the total Phase #1 administrative expenses to be collected for 2022-23 are estimated to be $40,500.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$3,600
PID Administrator	$23,200
Trustee	$6,000
Auditor	$4,000
Contingency	$3,700
Total	**$40,500**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $235,921 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Phase #1 TIRZ Credit calculations are shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $26,717. All funds are anticipated to be used until January 31, 2022. As a result, there are no funds available to reduce the administrative expense portion of the Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Refunding and Improvement Bonds, to fund the prepayment reserve and delinquency reserve and to cover Administrative Expenses of Phase #1.

According to the Updated Service and Assessment Plan, 210 units representing 177.89 total Equivalent Units are built within Phase #1 of the PID. According to Trustee records, one 60' Lot has prepaid their Phase #1 Assessment in full and one 60' Lot has paid a portion of its Phase #1 Assessment balance as of July 15, 2022. As a result, the outstanding Phase #1 total Equivalent Units are 176.81 (177.89 - 0.81 – 0.27 = 176.81). Accordingly, the net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,074.19 (i.e. ($510,630 + $32,917) ÷ 176.81 = $3,074.19).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Assessment balance based on each Parcel's original Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #1 will be $228.71 (i.e. $40,500 ÷ 177.08 = $228.71).

As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,302.90 (i.e. $3,074.19 + $228.71 = $3,302.90) less a portion the applicable TIRZ Credit shown in Appendix D-1 for each Parcel within Phase #1. The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,302.90 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-D-1 below.

Table II-D-1
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1,2]
Lot Type 1 (80' Lot)	$3,302.90	1.00	$3,302.90
Lot Type 3 (60' Lot)	$3,302.90	0.81	$2,675.35

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.
2 – Annual Installment per Equivalent Unit does not reflect Annual Installments to be billed for partially, or fully, prepaid Parcels.

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, the applicable TIRZ Credit and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix D-1.

E. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Area Refunding Bonds. As a result of the Major Improvement Area Refunding Bonds issuance, the timing and structure of the Annual Installments were adjusted to allow the repayment to occur over thirty annual installments beginning with the tax year following the issuance of the Major Improvement Area Refunding Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Major Improvement Area Refunding Bonds commencing with the issuance of the Major Improvement Area Refunding Bonds. The effective interest rate on the Major Improvement Area Refunding Bonds is 8.48 percent for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Area Refunding Bonds (8.48 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Area Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and

delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be Collected for 2022-23

The budget for Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2022-23

Descriptions	Major Improvement Area Refunding Bonds
Interest payment on March 1, 2023	$273,338
Interest payment on September 1, 2023	$273,338
Principal payment on September 1, 2023	$12,013
Subtotal debt service on bonds	*$558,688*
Administrative Expenses	$50,900
Excess interest for prepayment and delinquency reserves	$32,250
Subtotal Expenses	*$641,837*
Available TIRZ Credit	($71,420)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($20,000)
Subtotal funds available	*($91,420)*
Annual Installments	**$550,418**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $273,338 and on September 1, 2023 in the amount of $273,338 which equal interest on the outstanding Major Improvement Area Assessments balance of $6,449,929 for six months each and an effective interest rate of 8.48 percent. Annual Installments to be collected include a principal amount of $12,013 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $558,689.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-J below, the total Major Improvement Area administrative expenses to be collected for 2022-23 are estimated to be $50,900.

Table II-E-2
Major Improvement Area Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$8,500
PID Administrator	$25,600
Trustee	$6,000
Auditor	$6,200
Contingency	$4,600
Total	**$50,900**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $71,420 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within the Major Improvement Area of the PID. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Major Improvement Area TIRZ Credit calculations are shown in Appendix E-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $56,410. Approximately $36,410 are anticipated to be used until January 31, 2021. As a result, there are $20,000 in funds available to reduce the administrative expense portion of the Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Major Improvement Area Bonds, to fund the prepayment reserve and delinquency reserve and to cover Administrative Expenses of the Major Improvement Area.

According to the Updated Service and Assessment Plan, 763 units representing 581.15 total Equivalent Units are estimated to be built within the Major Improvement Area of the PID. Accordingly, the Annual Assessment for Principal and Interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,016.84 (i.e. ($558,689 + $32,250) ÷ 581.15 = $1,016.84) and the Administrative Expenses to be collected from each Equivalent Unit will be $53.17 (i.e. ($50,900 - $20,000) ÷ 581.15 = $53.17). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,070.01 (i.e. $1,016.84 + $53.17 = $1,070.01). The Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,070.01 by the total estimated Equivalent Units for each Parcel in the Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2022-23 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment Per Unit – Major Improvement Area

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 1 (80' Lot)	$1,070.01	1.00	$1,070.01
Lot Type 2 (70' Lot)	$1,070.01	0.92	$984.41
Lot Type 3 (60' Lot)	$1,070.01	0.81	$866.71
Lot Type 4 (50' Lot)	$1,070.01	0.76	$813.21
Lot Type 5 (40' Lot)	$1,070.01	0.65	$695.51
Lot Type 6 (25' Lot)	$1,070.01	0.47	$502.91

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within the Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, the applicable TIRZ Credit and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

G. ANNUAL BUDGET – IMPROVEMENT AREA #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment securing the Improvement Area #2 Refunding and Improvement Bonds shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #2 Refunding and Improvement Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #2 Refunding and Improvement Bonds. The effective interest rate

on the Improvement Area #2 Refunding and Improvement Bonds is 6.30 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #2 Refunding and Improvement Bonds (6.30 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Bond Ordinance, such as the TIRZ Credit and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #2 Refunding and Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Improvement Area #2 - Annual Installments to be Collected for 2022-23

The budget for Improvement Area #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-G-1 on the following page.

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Table II-G-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2022-23

Descriptions	Improvement Area #2 Refunding and Improvement Bonds
Interest payment on March 1, 2023	$375,304
Interest payment on September 1, 2023	$375,304
Principal payment on September 1, 2023	$148,877
Subtotal debt service on bonds	*$899,485*
Administrative Expenses	$46,500
Excess interest for prepayment and delinquency reserves	$59,564
Subtotal Expenses	*$1,005,549*
Available TIRZ Credit	($389,005)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($394,005)*
Annual Installments	**$611,543**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $375,304 and on September 1, 2023 in the amount of $375,304 which equal interest on the outstanding Improvement Area #2 Assessments balance of $11,912,842 for six months each and an effective interest rate of 6.30 percent. Annual Installments to be collected include a principal amount of $148,877 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $899,485.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-G-2 on the following page, the Improvement Area #2 total administrative expenses to be collected for 2022-23 are estimated to be $46,500.

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Table II-G-2
Improvement Area #2 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$6,500
PID Administrator	$22,700
Trustee	$6,000
Auditor	$7,000
Contingency	$4,300
Total	**$46,500**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $389,005 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Improvement Area #2 of the PID. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Improvement Area #2 TIRZ Credit calculations are shown in Appendix F-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $27,426. Approximately $22,426 are anticipated to be used until January 31, 2022. As a result, there are no funds available to reduce the administrative expense portion of the Annual Installment.

H. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Area #2 Refunding and Improvement Bonds, to fund the prepayment reserve and delinquency reserve and to cover Administrative Expenses of Improvement Area #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel.

According to the Developer, 444 units representing 315.66 total Equivalent Units are expected to be built within Improvement Area #2 of the PID. According to Trustee records, two 60' Lots have prepaid their Improvement Area #2 Assessment in full. As a result, the outstanding Improvement Area #2 total Equivalent Units are 314.36 (315.66 - 0.65 - 0.65 = 314.36). Accordingly, the Annual Assessment for Principal and Interest to be collected will be $3,050.80 (i.e. ($899,485 + $59,564) ÷ 314.36 = $3,050.80) and the Administrative Expenses to be collected from each Equivalent Unit will be $132.01 (i.e. ($46,500 - $5,000) ÷ 314.36 = $132.01). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #2 will be $3,182.81 (i.e. $3,050.80 + $132.01 = $3,182.81). The Annual Installment to be collected from each Parcel within Improvement Area #2 (before any applicable TIRZ Credit) is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,182.81 by the total estimated Equivalent Units for each Parcel in Improvement Area #2.

The Annual Installment due to be collected from each Land Use Class in the Improvement Area #2 for 2022-23 is shown in Table II-H-1 below.

Table II-H-1
Annual Installment Per Unit – Improvement Area #2

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1,2]
Lot Type 3 (60' Lot)	$3,182.81	0.81	$2,578.08
Lot Type 4 (50' Lot)	$3,182.81	0.76	$2,418.94
Lot Type 5 (40' Lot)	$3,182.81	0.65	$2,068.83

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.
2 – Annual Installment per Equivalent Unit does not reflect Annual Installments to be billed for partially, or fully, prepaid Parcels.

The list of Parcels within Improvement Area #2 of the PID, the estimated number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, the applicable TIRZ Credit and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix F-1.

I. ANNUAL BUDGET – IMPROVEMENT AREA #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment securing the Improvement Area #3 Bonds shall be payable in twenty-six annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #3 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #3 Bonds. The effective interest rate on the Improvement Area #3 Bonds is 3.27 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the

interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #3 Bonds (3.27 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Bond Ordinance, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Improvement Area #3 - Annual Installments to be Collected for 2022-23

The budget for Improvement Area #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-I-1 on the following page.

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Table II-I-1
Budget for the Improvement Area #3 Annual Installments to be Collected for 2022-23

Descriptions	Improvement Area #3 Bonds
Interest payment on March 1, 2023	$86,447
Interest payment on September 1, 2023	$86,447
Principal payment on September 1, 2023	$150,000
Subtotal debt service on bonds	*$322,894*
Administrative Expenses	$43,100
Excess interest for prepayment and delinquency reserves	$26,425
Subtotal Expenses	*$392,419*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($5,000)*
Annual Installments	**$387,419**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $86,447 and on September 1, 2023 in the amount of $86,447 which equal interest on the outstanding Improvement Area #3 Assessment balance of $5,285,000 for six months each and an effective interest rate of 3.27 percent. Annual Installments to be collected include a principal amount of $150,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $322,894.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-I-2 on the following page, the Improvement Area #3 total administrative expenses to be collected for 2022-23 are estimated to be $43,100.

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Table II-I-2
Improvement Area #3 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$3,400
PID Administrator	$23,000
Trustee	$6,000
Auditor	$6,800
Contingency	$3,900
Total	**$43,100**

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $46,631. Approximately $41,631 is anticipated to be used until January 31, 2022. As a result, there are $5,000 in funds available to reduce the administrative expense portion of the Annual Installment.

J. Annual Installments Per Unit - Improvement Area #3

According to the Updated Service and Assessment Plan, 228 units representing 164.75 total Equivalent Units are estimated to be built within Improvement Area #3 of the PID. Accordingly, the Annual Assessment for Principal and Interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,120.30 (i.e. ($322,894 + $26,425) ÷ 164.75 = $2,120.30) and the Administrative Expenses to be collected from each Equivalent Unit will be $231.26 (i.e. ($43,100 - $5,000) ÷ 164.75 = $231.26). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #3 will be $2,351.56 (i.e. $2,120.30 + $231.26 = $2,351.56). The Annual Installment to be collected from each Parcel within Improvement Area #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,351.56 by the total estimated Equivalent Units for each Parcel in Improvement Area #3.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #3for 2022-23 is shown in Table II-J-1 on the following page.

Table II-J-1
Annual Installment Per Unit – Improvement Area #3

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 3 (60' Lot)	$2,351.56	0.81	$1,904.76
Lot Type 4 (50' Lot)	$2,351.56	0.76	$1,787.18
Lot Type 5 (40' Lot)	$2,351.56	0.65	$1,528.51

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Improvement Area #3 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix G.

K. BOND REDEMPTION RELATED UPDATES

Phase #1 Refunding and Improvement Bonds

The Phase #1 Refunding and Improvement Bonds were issued in February 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1 Refunding and Improvement Bonds, the Town reserves the right and option to redeem the Phase #1 Refunding and Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Refunding and Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Major Improvement Area Refunding Bonds

The Major Improvement Area Refunding Bonds were issued in February 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Major Improvement Area Refunding Bonds, the Town reserves the right and option to redeem the Major Improvement Area Refunding Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Area Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Improvement Area #2 Refunding and Improvement Bonds

The Improvement Area #2 Refunding and Improvement Bonds were issued in February 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Improvement Area #2 Refunding and Improvement Bonds, the Town reserves the right and option to redeem the Improvement Area #2 Refunding and Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #2 Refunding and Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Improvement Area #3 Bonds

The Improvement Area #3 Bonds were issued in December 2021. Pursuant to Section 4.3 of the Trust Indenture relating to the Improvement Area #3 Bonds, the Town reserves the right and option to redeem the Improvement Area #3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2029**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property has not been changed other than those described in the initial Annual Service Plan Update for 2016 approved on August 2, 2016 and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

The summary Assessment Rolls are shown in Appendix D-1, E-1, F-1 and G. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Denton County CAD online records, Phase #2B-1 of the PID was subdivided in 2021 and the Assessments were allocated proportionally according to lot type. The various Phase #2B-1 Lots were officially recognized within the Denton County Appraisal District records for 2022. These lots are reflected in the Improvement Area #3 Assessment Roll as shown in Appendix G.

Phase #2B-1 Parcel Subdivisions

Prior to Subdivision				After Subdivision						
Parcel	**Projected Number of Units**	**Equivalent Units**	**Total PID Assessments**	**Parcel**	**Lot Type**	**Equivalent Unit per Lot Type**	**Number of Units**	**Total Equivalent Units**	**Assessment per Unit**	**Total PID Assessments**
38646	89	72.09	$2,899,694	Various	3 (60' Lot)	0.81	89	72.09	$32,581	$2,899,694
Total	**89**	**72.09**	**$2,899,694**				**89**	**72.09**		**$2,899,694**

B. PREPAYMENT OF ASSESSMENTS

As of July 31, 2022, the Phase #1 Special Assessments on Parcel 662606 has paid in full.

As of July 31, 2022, the Improvement Area #2 Special Assessments on Parcels 717668 and 717719 have paid their in full. Parcel 662543 has made a partial prepayment for the Improvement Area #2 Special Assessments in the amount of $10,000.

The complete Assessment Roll is available for review at the Town Hall, located at 100 W Eldorado Pkwy, Little Elm, Texas 75068.

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Appendix A
PID MAP

EXHIBIT D
CONCEPT PLAN

Existing Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 1		62.4
60'x 120' Lot	169	
80'x 135' Lot	41	
Total Lots	210	
Phase 2A		51.9
60'x 120' Lot	154	
Total Lots	154	
Phase 3		80.7
3A 40'x 100' Lot	126	24.2
3A 50'x 115' Lot	14	
3B 40'x 100' Lot	118	28.5
3B 50'x 115' Lot	21	
3C 40'x 100' Lot	142	28.0
3C 50'x 115' Lot	8	
Total Lots	429	

Phase 2B - Amendment No. 4

Approved Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 2B		57.7
2B 60'x 120' Lot	175	
Total Lots	175	

Proposed Phase 2B - Amendment No. 6

Approved Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 2B		57.7
2B-1 60'x 120' Lot	89	28.8
2B-2 60'x 120' Lot	90	28.9
Total Lots	179	

Phase 4 - Amendment No. 4

Future Phases

DATA TABLE

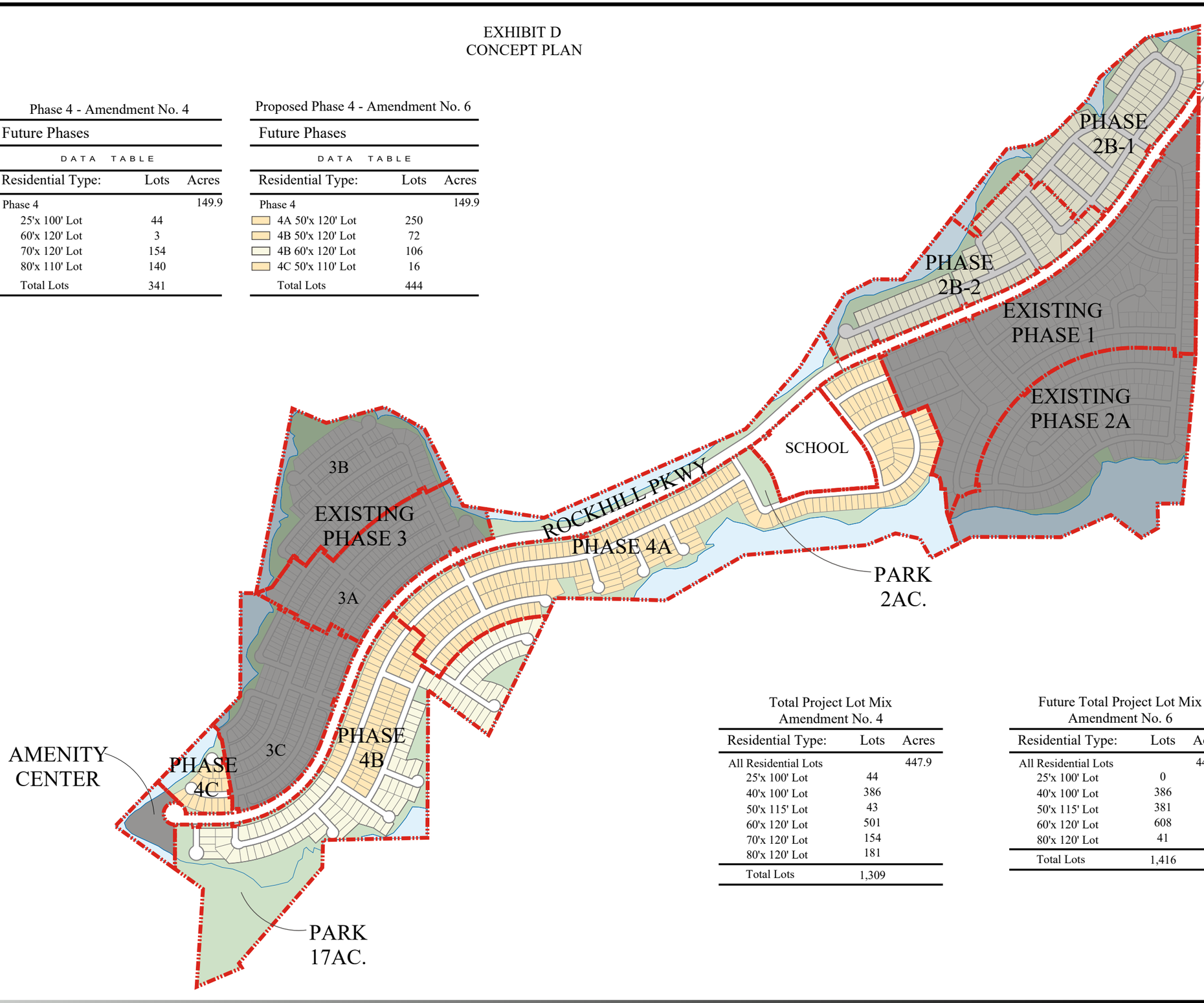
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

Proposed Phase 4 - Amendment No. 6

Future Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 4		149.9
4A 50'x 120' Lot	250	
4B 50'x 120' Lot	72	
4B 60'x 120' Lot	106	
4C 50'x 110' Lot	16	
Total Lots	444	



Total Project Lot Mix
Amendment No. 4

Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	44	
40'x 100' Lot	386	
50'x 115' Lot	43	
60'x 120' Lot	501	
70'x 120' Lot	154	
80'x 120' Lot	181	
Total Lots	1,309	

Future Total Project Lot Mix
Amendment No. 6

Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	0	
40'x 100' Lot	386	
50'x 115' Lot	381	
60'x 120' Lot	608	
80'x 120' Lot	41	
Total Lots	1,416	

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Appendix B
Prepaid Parcels

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
662606	5/25/2018	$31,554.88	Full
662543	4/9/2021	$10,000.00	Partial
717668	12/13/2019	$25,817.82	Full
717719	5/11/2021	$25,216.79	Full

Appendix C
Assessed Values

APPENDIX C
2022 CERTIFIED PRELIMINARY ASSESSED VALUE

Parcels	2022 Certified Preliminary Assessed Value[1]
All Parcels	$315,018,684

1 - Per Denton CAD records as of August 8, 2022.

Appendix D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D-1
Assessment Roll Summary - Phase #1
2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
662496	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,042.69)	$1,632.61
662497	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,066.38)	$1,608.92
662498	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,229.29)	$1,446.00
662499	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($957.00)	$1,718.30
662500	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,129.94)	$1,545.35
662501	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,214.49)	$1,460.81
662502	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,217.03)	$1,458.27
662503	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,335.94)	$1,339.36
662504	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,342.07)	$1,333.22
662505	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,220.54)	$1,454.76
662506	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($982.68)	$1,692.61
662507	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($992.33)	$1,682.97
662508	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,147.18)	$1,528.12
662509	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($957.76)	$1,717.54
662510	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,149.40)	$1,525.90
662511	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($986.87)	$1,688.42
662512	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($936.92)	$1,738.37
744817[1]	1	3	0.41	$15,079.67	$377.94	$791.68	$75.40	$92.63	($521.11)	$816.54
662513[1]	1	3	0.41	$15,079.67	$377.94	$791.68	$75.40	$92.63	($576.79)	$760.85
662514	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662515	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,274.03)	$1,401.27
662516	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,137.83)	$1,537.47
662517	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,145.37)	$1,529.93
662518	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,113.94)	$1,561.36
662519	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($975.94)	$1,699.36
662520	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,152.44)	$1,522.86
662521	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,119.70)	$1,555.60
662522	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,155.24)	$1,520.05
662523	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,111.12)	$1,564.18
662524	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,168.10)	$1,507.20
662525	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,387.13)	$1,288.17
662526	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,043.67)	$1,631.63
662527	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,281.07)	$1,394.23
662528	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662529	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,468.12)	$1,207.18
662530	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,324.95)	$1,350.35
662531	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,140.43)	$1,534.87
662532	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,160.29)	$1,515.00
662533	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662534	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,162.92)	$1,512.38
662535	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,050.96)	$1,624.34
662536	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,360.54)	$1,314.76
662537	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662538	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,274.77)	$1,400.53
662539	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,146.82)	$1,528.48
662540	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,393.16)	$1,282.14
662541	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,079.73)	$1,595.57
662542	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,395.15)	$1,280.15
662543	1	3	0.54	$20,249.74	$507.52	$1,063.11	$101.25	$185.26	($1,288.54)	$568.59
662544	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,413.21)	$1,262.09
662545	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,469.92)	$1,205.38
662546	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,235.22)	$1,440.08
662547	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,270.77)	$1,404.53
662548	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,142.53)	$1,532.76
662549	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,148.63)	$1,526.66
662550	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,131.72)	$1,543.57
662551	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,206.55)	$1,468.75
662552	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,358.59)	$1,316.71
662553	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($989.36)	$1,685.93
662554	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,093.63)	$1,581.67
662555	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,161.17)	$1,514.13
662556	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,139.63)	$1,535.67
662557	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,236.65)	$1,438.65
662558	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,140.36)	$1,534.93
662559	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,159.69)	$1,515.61
662560	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,112.77)	$1,562.53
662561	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,153.46)	$1,521.83
662562	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,132.97)	$1,542.33
662563	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,091.87)	$1,583.43
662564	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,295.04)	$1,380.25
662565	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,039.19)	$1,636.11
662566	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,173.01)	$1,502.28
662567	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,137.58)	$1,537.72
662568	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,170.05)	$1,505.25
662569	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,098.45)	$1,576.85
662570	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,260.16)	$1,415.14
662571	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,144.36)	$1,530.94
662572	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,152.28)	$1,523.02
662573	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,229.29)	$1,446.00
662574	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,142.16)	$1,533.14
662575	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,368.52)	$1,306.78
662576	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,305.95)	$1,369.34
662577	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,330.11)	$1,345.19
662578	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,095.66)	$1,579.64
662579	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,041.35)	$1,633.94
662580	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,107.24)	$1,568.05
662581	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,396.04)	$1,279.25
662582	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662583	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($204.25)	$2,471.05
662584	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,063.41)	$1,611.88
662585	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($366.05)	$2,309.24
662586	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,020.25)	$1,655.05
662587	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,129.85)	$1,545.45
662588	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,120.23)	$1,555.06
662589	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,299.72)	$1,375.58
662590	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,270.92)	$1,404.37
662591	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,086.96)	$1,588.34
662592	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,288.23)	$1,387.07
662593	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,332.71)	$1,342.59
662594	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,223.69)	$1,451.61

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
662595	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,322.86)	$1,352.43
662596	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($974.61)	$1,700.69
662597	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,146.03)	$1,529.26
662598	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662599	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,069.34)	$1,605.96
662600	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,090.09)	$1,585.21
662601	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($960.00)	$1,715.30
662602	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,036.25)	$1,639.05
662603	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,428.39)	$1,246.91
662604	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,480.79)	$1,194.51
662605	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,118.01)	$1,557.29
662606	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
662607	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,183.60)	$1,491.69
662608	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($761.22)	$1,914.08
662609	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,273.73)	$1,401.57
662610	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662611	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,205.60)	$1,469.70
662612	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,135.80)	$1,539.50
662613	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,084.15)	$1,591.15
662614	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($881.28)	$1,794.02
662615	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($993.81)	$1,681.49
662616	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,098.16)	$1,577.14
662617	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,184.86)	$1,490.43
662618	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,252.26)	$1,423.03
662619	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,306.61)	$1,368.69
662620	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,158.21)	$1,517.09
662621	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,036.76)	$1,638.54
662622	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,105.74)	$1,569.56
662623	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,461.81)	$1,213.49
662624	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,283.66)	$1,391.64
662625	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,155.01)	$1,520.29
662626	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,182.79)	$1,492.51
662627	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($595.16)	$2,080.14
662628	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,330.78)	$1,344.51
662629	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,156.73)	$1,518.57
662630	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($885.91)	$1,789.39
662631	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,069.80)	$1,605.49
662632	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,253.85)	$1,421.44
662633	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,281.65)	$1,393.65
662634	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($984.52)	$1,690.78
662635	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662636	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,065.04)	$1,610.26
662637	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,140.43)	$1,534.87
662638	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,451.08)	$1,224.21
662639	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,297.43)	$1,377.87
662640	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,352.23)	$1,323.07
662641	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,324.12)	$1,351.18
662642	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,485.77)	$1,189.53
662643	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,136.91)	$1,538.39
662644	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,158.79)	$1,516.51
662645	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,325.26)	$1,350.04
662646	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,154.31)	$1,520.99
662647	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,285.64)	$1,389.65
662648	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,424.75)	$1,250.54
662649	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,227.17)	$1,448.13
662650	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,217.99)	$1,457.31
662651	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,036.76)	$1,638.54
662652	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,096.49)	$1,578.80
662653	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,008.72)	$1,666.58
662654	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,218.79)	$1,456.51
662655	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,416.60)	$1,886.24
662656	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	$0.00	$3,302.84
662657	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,072.19)	$2,230.65
662658	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,212.99)	$2,089.84
662659	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,563.52)	$1,739.31
662660	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,289.94)	$2,012.90
662661	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,267.51)	$2,035.33
662662	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,106.03)	$2,196.81
662663	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,446.82)	$1,856.02
662664	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,487.13)	$1,815.70
662665	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,287.06)	$2,015.78
662666	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,247.07)	$2,055.77
662667	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,488.68)	$1,814.16
662668	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,433.69)	$1,869.15
662669	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,357.67)	$1,945.16
662670	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	$0.00	$3,302.84
662671	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,219.74)	$2,083.10
662672	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,129.32)	$2,173.52
662673	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,303.35)	$1,999.49
662674	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,455.84)	$1,847.00
662675	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,306.34)	$1,996.49
662676	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662677	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,057.49)	$1,617.81
662678	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($153.29)	$2,522.01
662679	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($153.29)	$2,522.01
662680	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,438.47)	$1,236.83
662681	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,020.98)	$1,654.32
662682	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($978.04)	$1,697.26
662683	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,091.18)	$1,584.11
662684	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($947.89)	$1,727.41
662685	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662686	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,229.29)	$1,446.00
662687	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,114.40)	$1,560.90
662688	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,346.52)	$1,328.78
662689	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,448.37)	$1,854.47
662690	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,334.39)	$1,968.45
662691	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,398.00)	$1,904.83
662692	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,120.38)	$2,182.46
662693	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,195.83)	$2,107.01
662694	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,072.01)	$2,230.83
662695	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,155.24)	$2,147.59
662696	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,314.54)	$1,988.29
662697	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,244.24)	$2,058.60
662698	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,225.51)	$2,077.33

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
662699	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,599.06)	$1,703.78
662700	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,496.15)	$1,806.68
662701	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,436.12)	$1,866.71
662702	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,273.73)	$1,401.57
662703	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,197.69)	$2,105.15
662704	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,338.52)	$1,964.31
662705	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	$0.00	$3,302.84
662706	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,258.92)	$2,043.92
662707	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,376.37)	$1,926.47
662708	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,211.91)	$2,090.93
662709	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,264.84)	$2,037.99
662710	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**210**		**176.81**	**$6,583,445.12**	**$165,000.00**	**$345,630.87**	**$32,917.23**	**$40,500.00**	**($235,921.40)**	**$348,126.69**

1 - Parcel's Equivalent Unit, Outstanding Assesssment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District as of July 15, 2022 and as a result, do not represent a new Lot Type.

Appendix D-2
PHASE #1 TIRZ CREDIT CALCULATIONS – 2022-23

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
662496	$0.00	$2,266.71	$2,266.71	($1,042.69)	($1,042.69)
662497	$0.00	$2,318.21	$2,318.21	($1,066.38)	($1,066.38)
662498	$0.00	$2,672.38	$2,672.38	($1,229.29)	($1,229.29)
662499	$0.00	$2,080.43	$2,080.43	($957.00)	($957.00)
662500	$0.00	$2,456.40	$2,456.40	($1,129.94)	($1,129.94)
662501	$0.00	$2,640.19	$2,640.19	($1,214.49)	($1,214.49)
662502	$0.00	$2,645.71	$2,645.71	($1,217.03)	($1,217.03)
662503	$0.00	$2,904.21	$2,904.21	($1,335.94)	($1,335.94)
662504	$0.00	$2,917.55	$2,917.55	($1,342.07)	($1,342.07)
662505	$0.00	$2,653.34	$2,653.34	($1,220.54)	($1,220.54)
662506	$0.00	$2,136.27	$2,136.27	($982.68)	($982.68)
662507	$0.00	$2,157.23	$2,157.23	($992.33)	($992.33)
662508	$0.00	$2,493.86	$2,493.86	($1,147.18)	($1,147.18)
662509	$0.00	$2,082.08	$2,082.08	($957.76)	($957.76)
662510	$0.00	$2,498.69	$2,498.69	($1,149.40)	($1,149.40)
662511	$0.00	$2,145.38	$2,145.38	($986.87)	($986.87)
662512	$0.00	$2,036.79	$2,036.79	($936.92)	($936.92)
744817[1]	$0.00	$1,132.85	$1,132.85	($521.11)	($521.11)
662513[1]	$0.00	$1,253.90	$1,253.90	($576.79)	($576.79)
662514	$0.00	$0.00	$0.00	$0.00	$0.00
662515	$0.00	$2,769.63	$2,769.63	($1,274.03)	($1,274.03)
662516	$0.00	$2,473.54	$2,473.54	($1,137.83)	($1,137.83)
662517	$0.00	$2,489.93	$2,489.93	($1,145.37)	($1,145.37)
662518	$0.00	$2,421.61	$2,421.61	($1,113.94)	($1,113.94)
662519	$0.00	$2,121.61	$2,121.61	($975.94)	($975.94)
662520	$0.00	$2,505.30	$2,505.30	($1,152.44)	($1,152.44)
662521	$0.00	$2,434.12	$2,434.12	($1,119.70)	($1,119.70)
662522	$0.00	$2,511.40	$2,511.40	($1,155.24)	($1,155.24)
662523	$0.00	$2,415.48	$2,415.48	($1,111.12)	($1,111.12)
662524	$0.00	$2,539.35	$2,539.35	($1,168.10)	($1,168.10)
662525	$0.00	$3,015.49	$3,015.49	($1,387.13)	($1,387.13)
662526	$0.00	$2,268.84	$2,268.84	($1,043.67)	($1,043.67)
662527	$0.00	$2,784.93	$2,784.93	($1,281.07)	($1,281.07)
662528	$0.00	$0.00	$0.00	$0.00	$0.00
662529	$0.00	$3,191.57	$3,191.57	($1,468.12)	($1,468.12)
662530	$0.00	$2,880.32	$2,880.32	($1,324.95)	($1,324.95)
662531	$0.00	$2,479.20	$2,479.20	($1,140.43)	($1,140.43)
662532	$0.00	$2,522.38	$2,522.38	($1,160.29)	($1,160.29)
662533	$0.00	$0.00	$0.00	$0.00	$0.00
662534	$0.00	$2,528.08	$2,528.08	($1,162.92)	($1,162.92)
662535	$0.00	$2,284.70	$2,284.70	($1,050.96)	($1,050.96)
662536	$0.00	$2,957.69	$2,957.69	($1,360.54)	($1,360.54)
662537	$0.00	$0.00	$0.00	$0.00	$0.00
662538	$0.00	$2,771.23	$2,771.23	($1,274.77)	($1,274.77)
662539	$0.00	$2,493.08	$2,493.08	($1,146.82)	($1,146.82)
662540	$0.00	$3,028.60	$3,028.60	($1,393.16)	($1,393.16)
662541	$0.00	$2,347.23	$2,347.23	($1,079.73)	($1,079.73)
662542	$0.00	$3,032.94	$3,032.94	($1,395.15)	($1,395.15)
662543	$0.00	$2,801.17	$2,801.17	($1,288.54)	($1,288.54)
662544	$0.00	$3,072.19	$3,072.19	($1,413.21)	($1,413.21)
662545	$0.00	$3,195.47	$3,195.47	($1,469.92)	($1,469.92)
662546	$0.00	$2,685.26	$2,685.26	($1,235.22)	($1,235.22)
662547	$0.00	$2,762.54	$2,762.54	($1,270.77)	($1,270.77)
662548	$0.00	$2,483.77	$2,483.77	($1,142.53)	($1,142.53)
662549	$0.00	$2,497.03	$2,497.03	($1,148.63)	($1,148.63)
662550	$0.00	$2,460.27	$2,460.27	($1,131.72)	($1,131.72)
662551	$0.00	$2,622.94	$2,622.94	($1,206.55)	($1,206.55)
662552	$0.00	$2,953.46	$2,953.46	($1,358.59)	($1,358.59)
662553	$0.00	$2,150.79	$2,150.79	($989.36)	($989.36)
662554	$0.00	$2,377.46	$2,377.46	($1,093.63)	($1,093.63)
662555	$0.00	$2,524.28	$2,524.28	($1,161.17)	($1,161.17)
662556	$0.00	$2,477.46	$2,477.46	($1,139.63)	($1,139.63)
662557	$0.00	$2,688.36	$2,688.36	($1,236.65)	($1,236.65)
662558	$0.00	$2,479.05	$2,479.05	($1,140.36)	($1,140.36)
662559	$0.00	$2,521.06	$2,521.06	($1,159.69)	($1,159.69)
662560	$0.00	$2,419.06	$2,419.06	($1,112.77)	($1,112.77)
662561	$0.00	$2,507.53	$2,507.53	($1,153.46)	($1,153.46)
662562	$0.00	$2,462.97	$2,462.97	($1,132.97)	($1,132.97)
662563	$0.00	$2,373.62	$2,373.62	($1,091.87)	($1,091.87)
662564	$0.00	$2,815.31	$2,815.31	($1,295.04)	($1,295.04)
662565	$0.00	$2,259.10	$2,259.10	($1,039.19)	($1,039.19)
662566	$0.00	$2,550.03	$2,550.03	($1,173.01)	($1,173.01)
662567	$0.00	$2,472.99	$2,472.99	($1,137.58)	($1,137.58)
662568	$0.00	$2,543.59	$2,543.59	($1,170.05)	($1,170.05)
662569	$0.00	$2,387.93	$2,387.93	($1,098.45)	($1,098.45)
662570	$0.00	$2,739.48	$2,739.48	($1,260.16)	($1,260.16)
662571	$0.00	$2,487.74	$2,487.74	($1,144.36)	($1,144.36)
662572	$0.00	$2,504.96	$2,504.96	($1,152.28)	($1,152.28)
662573	$0.00	$2,672.38	$2,672.38	($1,229.29)	($1,229.29)
662574	$0.00	$2,482.95	$2,482.95	($1,142.16)	($1,142.16)
662575	$0.00	$2,975.04	$2,975.04	($1,368.52)	($1,368.52)
662576	$0.00	$2,839.03	$2,839.03	($1,305.95)	($1,305.95)
662577	$0.00	$2,891.54	$2,891.54	($1,330.11)	($1,330.11)
662578	$0.00	$2,381.87	$2,381.87	($1,095.66)	($1,095.66)
662579	$0.00	$2,263.81	$2,263.81	($1,041.35)	($1,041.35)
662580	$0.00	$2,407.05	$2,407.05	($1,107.24)	($1,107.24)
662581	$0.00	$3,034.88	$3,034.88	($1,396.04)	($1,396.04)
662582	$0.00	$0.00	$0.00	$0.00	$0.00
662583	$0.00	$444.02	$444.02	($204.25)	($204.25)
662584	$0.00	$2,311.77	$2,311.77	($1,063.41)	($1,063.41)
662585	$0.00	$795.77	$795.77	($366.05)	($366.05)
662586	$0.00	$2,217.93	$2,217.93	($1,020.25)	($1,020.25)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
662587	$0.00	$2,456.20	$2,456.20	($1,129.85)	($1,129.85)
662588	$0.00	$2,435.29	$2,435.29	($1,120.23)	($1,120.23)
662589	$0.00	$2,825.48	$2,825.48	($1,299.72)	($1,299.72)
662590	$0.00	$2,762.88	$2,762.88	($1,270.92)	($1,270.92)
662591	$0.00	$2,362.95	$2,362.95	($1,086.96)	($1,086.96)
662592	$0.00	$2,800.50	$2,800.50	($1,288.23)	($1,288.23)
662593	$0.00	$2,897.19	$2,897.19	($1,332.71)	($1,332.71)
662594	$0.00	$2,660.19	$2,660.19	($1,223.69)	($1,223.69)
662595	$0.00	$2,875.79	$2,875.79	($1,322.86)	($1,322.86)
662596	$0.00	$2,118.72	$2,118.72	($974.61)	($974.61)
662597	$0.00	$2,491.38	$2,491.38	($1,146.03)	($1,146.03)
662598	$0.00	$0.00	$0.00	$0.00	$0.00
662599	$0.00	$2,324.65	$2,324.65	($1,069.34)	($1,069.34)
662600	$0.00	$2,369.76	$2,369.76	($1,090.09)	($1,090.09)
662601	$0.00	$2,086.95	$2,086.95	($960.00)	($960.00)
662602	$0.00	$2,252.71	$2,252.71	($1,036.25)	($1,036.25)
662603	$0.00	$3,105.19	$3,105.19	($1,428.39)	($1,428.39)
662604	$0.00	$3,219.10	$3,219.10	($1,480.79)	($1,480.79)
662605	$0.00	$2,430.45	$2,430.45	($1,118.01)	($1,118.01)
662606	$0.00	$0.00	$0.00	$0.00	PREPAID
662607	$0.00	$2,573.05	$2,573.05	($1,183.60)	($1,183.60)
662608	$0.00	$1,654.83	$1,654.83	($761.22)	($761.22)
662609	$0.00	$2,768.98	$2,768.98	($1,273.73)	($1,273.73)
662610	$0.00	$0.00	$0.00	$0.00	$0.00
662611	$0.00	$2,620.87	$2,620.87	($1,205.60)	($1,205.60)
662612	$0.00	$2,469.12	$2,469.12	($1,135.80)	($1,135.80)
662613	$0.00	$2,356.85	$2,356.85	($1,084.15)	($1,084.15)
662614	$0.00	$1,915.82	$1,915.82	($881.28)	($881.28)
662615	$0.00	$2,160.46	$2,160.46	($993.81)	($993.81)
662616	$0.00	$2,387.30	$2,387.30	($1,098.16)	($1,098.16)
662617	$0.00	$2,575.79	$2,575.79	($1,184.86)	($1,184.86)
662618	$0.00	$2,722.31	$2,722.31	($1,252.26)	($1,252.26)
662619	$0.00	$2,840.45	$2,840.45	($1,306.61)	($1,306.61)
662620	$0.00	$2,517.84	$2,517.84	($1,158.21)	($1,158.21)
662621	$0.00	$2,253.82	$2,253.82	($1,036.76)	($1,036.76)
662622	$0.00	$2,403.78	$2,403.78	($1,105.74)	($1,105.74)
662623	$0.00	$3,177.85	$3,177.85	($1,461.81)	($1,461.81)
662624	$0.00	$2,790.56	$2,790.56	($1,283.66)	($1,283.66)
662625	$0.00	$2,510.89	$2,510.89	($1,155.01)	($1,155.01)
662626	$0.00	$2,571.28	$2,571.28	($1,182.79)	($1,182.79)
662627	$0.00	$1,293.83	$1,293.83	($595.16)	($595.16)
662628	$0.00	$2,893.01	$2,893.01	($1,330.78)	($1,330.78)
662629	$0.00	$2,514.62	$2,514.62	($1,156.73)	($1,156.73)
662630	$0.00	$1,925.89	$1,925.89	($885.91)	($885.91)
662631	$0.00	$2,325.66	$2,325.66	($1,069.80)	($1,069.80)
662632	$0.00	$2,725.77	$2,725.77	($1,253.85)	($1,253.85)
662633	$0.00	$2,786.19	$2,786.19	($1,281.65)	($1,281.65)
662634	$0.00	$2,140.26	$2,140.26	($984.52)	($984.52)
662635	$0.00	$0.00	$0.00	$0.00	$0.00
662636	$0.00	$2,315.30	$2,315.30	($1,065.04)	($1,065.04)
662637	$0.00	$2,479.20	$2,479.20	($1,140.43)	($1,140.43)
662638	$0.00	$3,154.53	$3,154.53	($1,451.08)	($1,451.08)
662639	$0.00	$2,820.49	$2,820.49	($1,297.43)	($1,297.43)
662640	$0.00	$2,939.62	$2,939.62	($1,352.23)	($1,352.23)
662641	$0.00	$2,878.52	$2,878.52	($1,324.12)	($1,324.12)
662642	$0.00	$3,229.94	$3,229.94	($1,485.77)	($1,485.77)
662643	$0.00	$2,471.54	$2,471.54	($1,136.91)	($1,136.91)
662644	$0.00	$2,519.11	$2,519.11	($1,158.79)	($1,158.79)
662645	$0.00	$2,881.00	$2,881.00	($1,325.26)	($1,325.26)
662646	$0.00	$2,509.36	$2,509.36	($1,154.31)	($1,154.31)
662647	$0.00	$2,794.88	$2,794.88	($1,285.64)	($1,285.64)
662648	$0.00	$3,097.29	$3,097.29	($1,424.75)	($1,424.75)
662649	$0.00	$2,667.76	$2,667.76	($1,227.17)	($1,227.17)
662650	$0.00	$2,647.80	$2,647.80	($1,217.99)	($1,217.99)
662651	$0.00	$2,253.82	$2,253.82	($1,036.76)	($1,036.76)
662652	$0.00	$2,383.68	$2,383.68	($1,096.49)	($1,096.49)
662653	$0.00	$2,192.87	$2,192.87	($1,008.72)	($1,008.72)
662654	$0.00	$2,649.54	$2,649.54	($1,218.79)	($1,218.79)
662655	$0.00	$3,079.56	$3,079.56	($1,416.60)	($1,416.60)
662656	$0.00	$0.00	$0.00	$0.00	$0.00
662657	$0.00	$2,330.85	$2,330.85	($1,072.19)	($1,072.19)
662658	$0.00	$2,636.94	$2,636.94	($1,212.99)	($1,212.99)
662659	$0.00	$3,398.96	$3,398.96	($1,563.52)	($1,563.52)
662660	$0.00	$2,804.21	$2,804.21	($1,289.94)	($1,289.94)
662661	$0.00	$2,755.45	$2,755.45	($1,267.51)	($1,267.51)
662662	$0.00	$2,404.41	$2,404.41	($1,106.03)	($1,106.03)
662663	$0.00	$3,145.26	$3,145.26	($1,446.82)	($1,446.82)
662664	$0.00	$3,232.90	$3,232.90	($1,487.13)	($1,487.13)
662665	$0.00	$2,797.95	$2,797.95	($1,287.06)	($1,287.06)
662666	$0.00	$2,711.02	$2,711.02	($1,247.07)	($1,247.07)
662667	$0.00	$3,236.26	$3,236.26	($1,488.68)	($1,488.68)
662668	$0.00	$3,116.71	$3,116.71	($1,433.69)	($1,433.69)
662669	$0.00	$2,951.46	$2,951.46	($1,357.67)	($1,357.67)
662670	$0.00	$0.00	$0.00	$0.00	$0.00
662671	$0.00	$2,651.60	$2,651.60	($1,219.74)	($1,219.74)
662672	$0.00	$2,455.04	$2,455.04	($1,129.32)	($1,129.32)
662673	$0.00	$2,833.37	$2,833.37	($1,303.35)	($1,303.35)
662674	$0.00	$3,164.86	$3,164.86	($1,455.84)	($1,455.84)
662675	$0.00	$2,839.88	$2,839.88	($1,306.34)	($1,306.34)
662676	$0.00	$0.00	$0.00	$0.00	$0.00
662677	$0.00	$2,298.89	$2,298.89	($1,057.49)	($1,057.49)
662678	$0.00	$333.24	$333.24	($153.29)	($153.29)
662679	$0.00	$333.24	$333.24	($153.29)	($153.29)
662680	$0.00	$3,127.10	$3,127.10	($1,438.47)	($1,438.47)
662681	$0.00	$2,219.52	$2,219.52	($1,020.98)	($1,020.98)
662682	$0.00	$2,126.17	$2,126.17	($978.04)	($978.04)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
662683	$0.00	$2,372.14	$2,372.14	($1,091.18)	($1,091.18)
662684	$0.00	$2,060.63	$2,060.63	($947.89)	($947.89)
662685	$0.00	$0.00	$0.00	$0.00	$0.00
662686	$0.00	$2,672.38	$2,672.38	($1,229.29)	($1,229.29)
662687	$0.00	$2,422.61	$2,422.61	($1,114.40)	($1,114.40)
662688	$0.00	$2,927.21	$2,927.21	($1,346.52)	($1,346.52)
662689	$0.00	$3,148.63	$3,148.63	($1,448.37)	($1,448.37)
662690	$0.00	$2,900.85	$2,900.85	($1,334.39)	($1,334.39)
662691	$0.00	$3,039.14	$3,039.14	($1,398.00)	($1,398.00)
662692	$0.00	$2,435.60	$2,435.60	($1,120.38)	($1,120.38)
662693	$0.00	$2,599.62	$2,599.62	($1,195.83)	($1,195.83)
662694	$0.00	$2,330.45	$2,330.45	($1,072.01)	($1,072.01)
662695	$0.00	$2,511.40	$2,511.40	($1,155.24)	($1,155.24)
662696	$0.00	$2,857.70	$2,857.70	($1,314.54)	($1,314.54)
662697	$0.00	$2,704.87	$2,704.87	($1,244.24)	($1,244.24)
662698	$0.00	$2,664.15	$2,664.15	($1,225.51)	($1,225.51)
662699	$0.00	$3,476.21	$3,476.21	($1,599.06)	($1,599.06)
662700	$0.00	$3,252.51	$3,252.51	($1,496.15)	($1,496.15)
662701	$0.00	$3,122.01	$3,122.01	($1,436.12)	($1,436.12)
662702	$0.00	$2,768.98	$2,768.98	($1,273.73)	($1,273.73)
662703	$0.00	$2,603.67	$2,603.67	($1,197.69)	($1,197.69)
662704	$0.00	$2,909.83	$2,909.83	($1,338.52)	($1,338.52)
662705	$0.00	$0.00	$0.00	$0.00	$0.00
662706	$0.00	$2,736.78	$2,736.78	($1,258.92)	($1,258.92)
662707	$0.00	$2,992.10	$2,992.10	($1,376.37)	($1,376.37)
662708	$0.00	$2,634.58	$2,634.58	($1,211.91)	($1,211.91)
662709	$0.00	$2,749.66	$2,749.66	($1,264.84)	($1,264.84)
662710	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$512,872.61**	**$512,872.61**	**($235,921.40)**	**($235,921.40)**

1 - Parcels represent the split ownership of Property ID 744816 per Denton County Appraisal District Records as of July 15, 2022.

Appendix E-1

MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2022-23

Appendix E-1
Assessment Roll Summary - Major Improvement Area
2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
38646	15	3	12.15	$134,847.52	$251.14	$11,429.24	$674.24	$646.02	($4.58)	$12,996.05
584981	24	Various	18.94	$210,206.75	$391.49	$17,816.44	$1,051.03	$1,007.05	($1,045.16)	$19,220.86
637221	24	4	18.24	$202,437.75	$377.02	$17,157.97	$1,012.19	$969.83	$0.00	$19,517.01
958385	28	3	22.68	$251,715.36	$468.80	$21,334.58	$1,258.58	$1,205.91	($2,424.24)	$21,843.62
986670	46	3	37.26	$413,532.38	$770.17	$35,049.66	$2,067.66	$1,981.13	($2,492.06)	$37,376.57
986671	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	($0.06)	$866.65
986672	169	4	128.44	$1,425,499.18	$2,654.88	$120,820.68	$7,127.50	$6,829.21	($82.18)	$137,350.08
986673	57	4	43.32	$480,789.66	$895.43	$40,750.17	$2,403.95	$2,303.34	($3.61)	$46,349.29
986674	154	Various	121.64	$1,350,028.97	$2,514.33	$114,424.07	$6,750.14	$6,467.65	($10.60)	$130,145.59
986675	17	4	12.92	$143,393.41	$267.06	$12,153.56	$716.97	$686.96	($1.00)	$13,823.54
757670	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757669	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757668	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757667	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757666	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757665	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($82.80)	$612.71
757664	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($138.00)	$557.51
757663	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757662	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757661	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757660	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($681.15)	$14.36
757659	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757658	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757657	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757656	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($431.61)	$263.89
757655	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($423.52)	$271.99
757654	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757653	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757652	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757651	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757650	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($774.53)	$38.67
757649	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757648	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757647	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757646	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757645	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($702.03)	$111.18
757644	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757643	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757642	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757641	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757640	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757639	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757638	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($807.42)	$5.78
757637	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757636	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757635	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757634	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($765.14)	$48.07
757633	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757632	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757631	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757630	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757629	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757628	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757627	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757626	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($148.39)	$547.12
757625	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757624	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($674.69)	$20.82
757623	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757622	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757621	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757620	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757619	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757618	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757617	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757616	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757615	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757614	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757613	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757612	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757611	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757610	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757609	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757608	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757607	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757606	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757605	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
757604	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757603	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757602	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757601	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757600	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757599	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757598	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757597	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757596	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757595	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757594	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757593	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757592	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757591	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757590	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757589	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($404.24)	$291.26
757588	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757587	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757586	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757585	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757584	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757583	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($573.34)	$122.16
757582	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757581	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757580	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757579	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757578	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757577	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757576	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757575	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757574	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757573	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757572	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757571	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757570	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757569	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757568	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757567	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757566	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757565	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757564	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757563	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757562	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757561	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757560	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757559	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757558	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757557	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757556	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757555	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757554	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757553	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($670.63)	$24.87
757552	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757551	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757550	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757549	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757548	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757547	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757546	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757545	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($87.34)	$608.17
757544	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757543	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757542	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757541	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757540	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757539	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757538	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757537	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757536	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757535	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757534	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757533	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757532	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757531	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
982616	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982615	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982657	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982637	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982654	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982648	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982631	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
982635	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982636	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982640	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982641	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982643	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982644	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982645	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982628	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982629	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982630	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982623	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982624	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982625	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982650	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982647	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982655	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982653	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982660	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982700	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982701	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982685	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982612	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982649	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982619	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982659	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982611	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982618	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982620	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982664	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982613	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982639	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982642	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982633	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982634	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982646	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982683	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982652	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982638	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982621	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982626	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982656	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982627	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982661	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982684	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982651	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982614	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982658	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982663	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982686	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982687	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982688	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982689	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982690	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982691	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982692	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982693	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982694	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982695	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982696	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982697	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982698	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982699	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982662	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982665	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982666	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982667	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982668	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982669	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982670	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982671	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982672	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982673	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982674	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982675	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982676	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982677	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982678	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982679	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982680	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982681	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982682	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982622	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
	763		**581.15**	**$6,449,928.75**	**$12,012.50**	**$546,675.00**	**$32,249.64**	**$30,900.00**	**($71,419.58)**	**$550,417.56**

Appendix E-2

MAJOR IMPROVEMENT AREA TIRZ CREDIT CALCULATIONS – 2022-23

Appendix E-2
TIRZ Credit Calculation - Major Improvement Area
2022-23

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
38646	$0.00	$9.97	$9.97	($4.58)	($4.58)
584981	$0.00	$2,272.08	$2,272.08	($1,045.16)	($1,045.16)
637221	$0.00	$0.00	$0.00	$0.00	$0.00
757531	$0.00	$2,543.94	$2,543.94	($1,170.21)	($695.51)
757532	$0.00	$1,655.09	$1,655.09	($761.34)	($695.51)
757533	$0.00	$2,197.28	$2,197.28	($1,010.75)	($695.51)
757534	$0.00	$2,084.51	$2,084.51	($958.87)	($695.51)
757535	$0.00	$1,656.15	$1,656.15	($761.83)	($695.51)
757536	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757537	$0.00	$1,870.23	$1,870.23	($860.31)	($695.51)
757538	$0.00	$1,992.43	$1,992.43	($916.52)	($695.51)
757539	$0.00	$1,960.42	$1,960.42	($901.79)	($695.51)
757540	$0.00	$290.32	$290.32	($133.55)	($133.55)
757541	$0.00	$290.32	$290.32	($133.55)	($133.55)
757542	$0.00	$290.32	$290.32	($133.55)	($133.55)
757543	$0.00	$1,554.88	$1,554.88	($715.24)	($695.51)
757544	$0.00	$290.32	$290.32	($133.55)	($133.55)
757545	$0.00	$189.86	$189.86	($87.34)	($87.34)
757546	$0.00	$290.32	$290.32	($133.55)	($133.55)
757547	$0.00	$174.19	$174.19	($80.13)	($80.13)
757548	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757549	$0.00	$174.19	$174.19	($80.13)	($80.13)
757550	$0.00	$174.19	$174.19	($80.13)	($80.13)
757551	$0.00	$174.19	$174.19	($80.13)	($80.13)
757552	$0.00	$2,080.18	$2,080.18	($956.88)	($695.51)
757553	$0.00	$1,457.90	$1,457.90	($670.63)	($670.63)
757554	$0.00	$2,084.51	$2,084.51	($958.87)	($695.51)
757555	$0.00	$1,542.85	$1,542.85	($709.71)	($695.51)
757556	$0.00	$174.19	$174.19	($80.13)	($80.13)
757557	$0.00	$2,318.19	$2,318.19	($1,066.37)	($695.51)
757558	$0.00	$1,569.61	$1,569.61	($722.02)	($695.51)
757559	$0.00	$2,084.51	$2,084.51	($958.87)	($695.51)
757560	$0.00	$1,720.62	$1,720.62	($791.49)	($695.51)
757561	$0.00	$2,323.16	$2,323.16	($1,068.65)	($695.51)
757562	$0.00	$1,542.24	$1,542.24	($709.43)	($695.51)
757563	$0.00	$1,973.56	$1,973.56	($907.84)	($695.51)
757564	$0.00	$1,544.12	$1,544.12	($710.30)	($695.51)
757565	$0.00	$2,083.51	$2,083.51	($958.41)	($695.51)
757566	$0.00	$2,070.58	$2,070.58	($952.47)	($695.51)
757567	$0.00	$1,569.61	$1,569.61	($722.02)	($695.51)
757568	$0.00	$174.19	$174.19	($80.13)	($80.13)
757569	$0.00	$174.19	$174.19	($80.13)	($80.13)
757570	$0.00	$1,580.91	$1,580.91	($727.22)	($695.51)
757571	$0.00	$174.19	$174.19	($80.13)	($80.13)
757572	$0.00	$174.19	$174.19	($80.13)	($80.13)
757573	$0.00	$1,655.09	$1,655.09	($761.34)	($695.51)
757574	$0.00	$174.19	$174.19	($80.13)	($80.13)
757575	$0.00	$174.19	$174.19	($80.13)	($80.13)
757576	$0.00	$174.19	$174.19	($80.13)	($80.13)
757577	$0.00	$1,990.93	$1,990.93	($915.83)	($695.51)
757578	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757579	$0.00	$174.19	$174.19	($80.13)	($80.13)
757580	$0.00	$174.19	$174.19	($80.13)	($80.13)
757581	$0.00	$174.19	$174.19	($80.13)	($80.13)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
757582	$0.00	$290.32	$290.32	($133.55)	($133.55)
757583	$0.00	$1,246.40	$1,246.40	($573.34)	($573.34)
757584	$0.00	$290.32	$290.32	($133.55)	($133.55)
757585	$0.00	$174.19	$174.19	($80.13)	($80.13)
757586	$0.00	$1,623.95	$1,623.95	($747.02)	($695.51)
757587	$0.00	$1,885.49	$1,885.49	($867.33)	($695.51)
757588	$0.00	$2,239.34	$2,239.34	($1,030.10)	($695.51)
757589	$0.00	$878.79	$878.79	($404.24)	($404.24)
757590	$0.00	$174.19	$174.19	($80.13)	($80.13)
757591	$0.00	$174.19	$174.19	($80.13)	($80.13)
757592	$0.00	$290.32	$290.32	($133.55)	($133.55)
757593	$0.00	$174.19	$174.19	($80.13)	($80.13)
757594	$0.00	$174.19	$174.19	($80.13)	($80.13)
757595	$0.00	$174.19	$174.19	($80.13)	($80.13)
757596	$0.00	$290.32	$290.32	($133.55)	($133.55)
757597	$0.00	$174.19	$174.19	($80.13)	($80.13)
757598	$0.00	$174.19	$174.19	($80.13)	($80.13)
757599	$0.00	$174.19	$174.19	($80.13)	($80.13)
757600	$0.00	$174.19	$174.19	($80.13)	($80.13)
757601	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757602	$0.00	$174.19	$174.19	($80.13)	($80.13)
757603	$0.00	$174.19	$174.19	($80.13)	($80.13)
757604	$0.00	$174.19	$174.19	($80.13)	($80.13)
757605	$0.00	$174.19	$174.19	($80.13)	($80.13)
757606	$0.00	$1,625.65	$1,625.65	($747.80)	($695.51)
757607	$0.00	$1,624.70	$1,624.70	($747.36)	($695.51)
757608	$0.00	$2,091.64	$2,091.64	($962.15)	($695.51)
757609	$0.00	$174.19	$174.19	($80.13)	($80.13)
757610	$0.00	$2,102.95	$2,102.95	($967.36)	($695.51)
757611	$0.00	$1,639.13	$1,639.13	($754.00)	($695.51)
757612	$0.00	$174.19	$174.19	($80.13)	($80.13)
757613	$0.00	$1,561.25	$1,561.25	($718.18)	($695.51)
757614	$0.00	$174.19	$174.19	($80.13)	($80.13)
757615	$0.00	$174.19	$174.19	($80.13)	($80.13)
757616	$0.00	$174.19	$174.19	($80.13)	($80.13)
757617	$0.00	$174.19	$174.19	($80.13)	($80.13)
757618	$0.00	$174.19	$174.19	($80.13)	($80.13)
757619	$0.00	$174.19	$174.19	($80.13)	($80.13)
757620	$0.00	$1,554.88	$1,554.88	($715.24)	($695.51)
757621	$0.00	$1,721.47	$1,721.47	($791.88)	($695.51)
757622	$0.00	$2,544.84	$2,544.84	($1,170.63)	($695.51)
757623	$0.00	$1,656.21	$1,656.21	($761.86)	($695.51)
757624	$0.00	$1,466.71	$1,466.71	($674.69)	($674.69)
757625	$0.00	$1,656.96	$1,656.96	($762.20)	($695.51)
757626	$0.00	$322.58	$322.58	($148.39)	($148.39)
757627	$0.00	$193.55	$193.55	($89.03)	($89.03)
757628	$0.00	$193.55	$193.55	($89.03)	($89.03)
757629	$0.00	$193.55	$193.55	($89.03)	($89.03)
757630	$0.00	$1,592.56	$1,592.56	($732.58)	($695.51)
757631	$0.00	$193.55	$193.55	($89.03)	($89.03)
757632	$0.00	$2,208.66	$2,208.66	($1,015.98)	($695.51)
757633	$0.00	$2,845.78	$2,845.78	($1,309.06)	($813.21)
757634	$0.00	$1,663.34	$1,663.34	($765.14)	($765.14)
757635	$0.00	$1,897.79	$1,897.79	($872.98)	($813.21)
757636	$0.00	$1,803.67	$1,803.67	($829.69)	($813.21)
757637	$0.00	$2,598.61	$2,598.61	($1,195.36)	($813.21)
757638	$0.00	$1,755.27	$1,755.27	($807.42)	($807.42)
757639	$0.00	$2,598.24	$2,598.24	($1,195.19)	($813.21)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
757640	$0.00	$1,926.46	$1,926.46	($886.17)	($813.21)
757641	$0.00	$2,480.41	$2,480.41	($1,140.99)	($813.21)
757642	$0.00	$2,573.42	$2,573.42	($1,183.77)	($813.21)
757643	$0.00	$2,673.22	$2,673.22	($1,229.68)	($813.21)
757644	$0.00	$2,388.62	$2,388.62	($1,098.77)	($813.21)
757645	$0.00	$1,526.16	$1,526.16	($702.03)	($702.03)
757646	$0.00	$2,414.77	$2,414.77	($1,110.79)	($813.21)
757647	$0.00	$2,454.80	$2,454.80	($1,129.21)	($813.21)
757648	$0.00	$2,297.56	$2,297.56	($1,056.88)	($813.21)
757649	$0.00	$1,930.05	$1,930.05	($887.82)	($813.21)
757650	$0.00	$1,683.77	$1,683.77	($774.53)	($774.53)
757651	$0.00	$1,980.60	$1,980.60	($911.08)	($813.21)
757652	$0.00	$2,643.23	$2,643.23	($1,215.89)	($813.21)
757653	$0.00	$2,250.29	$2,250.29	($1,035.13)	($813.21)
757654	$0.00	$2,037.41	$2,037.41	($937.21)	($695.51)
757655	$0.00	$920.70	$920.70	($423.52)	($423.52)
757656	$0.00	$938.29	$938.29	($431.61)	($431.61)
757657	$0.00	$1,952.26	$1,952.26	($898.04)	($695.51)
757658	$0.00	$2,094.12	$2,094.12	($963.30)	($695.51)
757659	$0.00	$1,995.49	$1,995.49	($917.93)	($695.51)
757660	$0.00	$1,480.75	$1,480.75	($681.15)	($681.15)
757661	$0.00	$2,283.76	$2,283.76	($1,050.53)	($695.51)
757662	$0.00	$1,984.22	$1,984.22	($912.74)	($695.51)
757663	$0.00	$2,306.34	$2,306.34	($1,060.92)	($695.51)
757664	$0.00	$300.00	$300.00	($138.00)	($138.00)
757665	$0.00	$180.00	$180.00	($82.80)	($82.80)
757666	$0.00	$1,573.16	$1,573.16	($723.65)	($695.51)
757667	$0.00	$2,511.40	$2,511.40	($1,155.24)	($695.51)
757668	$0.00	$2,063.54	$2,063.54	($949.23)	($695.51)
757669	$0.00	$1,686.46	$1,686.46	($775.77)	($695.51)
757670	$0.00	$0.00	$0.00	$0.00	$0.00
958385	$0.00	$5,270.09	$5,270.09	($2,424.24)	($2,424.24)
986670	$0.00	$5,417.52	$5,417.52	($2,492.06)	($2,492.06)
986671	$0.00	$0.13	$0.13	($0.06)	($0.06)
986672	$0.00	$178.66	$178.66	($82.18)	($82.18)
986673	$0.00	$7.84	$7.84	($3.61)	($3.61)
986674	$0.00	$23.05	$23.05	($10.60)	($10.60)
986675	$0.00	$2.18	$2.18	($1.00)	($1.00)
Total	**$0.00**	**$1,548,126.40**	**$186,335.74**	**($85,714.44)**	**($71,419.58)**

Appendix F-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix F-1
Assessment Roll Summary - Improvement Area #2
2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
727063	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,084.15)	$1,493.93
727064	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,058.97)	$1,519.11
727065	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,260.47)	$1,317.61
727066	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,345.71)	$1,232.37
727067	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,340.70)	$1,237.38
727068	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,040.04)	$1,538.04
727069	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,244.70)	$1,333.38
3670365[1]	1	3	0.27	0.27	$10,129.48	$126.59	$638.24	$50.65	$35.29	($409.96)	$440.80
8452371[1]	1	3	0.54	0.54	$20,565.91	$257.02	$1,295.82	$102.83	$71.64	($759.60)	$967.71
727071	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($980.38)	$1,597.70
727072	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,318.16)	$1,259.92
727073	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,355.14)	$1,222.94
727074	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,456.64)	$1,121.44
727075	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,355.49)	$1,222.59
727076	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,203.04)	$1,375.03
727077	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,040.03)	$1,538.04
727078	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,185.44)	$1,392.63
727079	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,173.40)	$1,404.68
727080	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,049.74)	$1,528.34
727081	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,135.36)	$1,442.71
727082	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,092.18)	$1,485.89
727083	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,386.29)	$1,191.78
727084	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,303.32)	$1,274.76
727085	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,421.84)	$1,156.24
727086	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,150.21)	$1,427.87
727087	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,096.00)	$1,482.08
727088	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,046.84)	$1,531.24
727089	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,283.02)	$1,295.05
727090	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,155.24)	$1,422.83
727091	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,409.99)	$1,168.09
727092	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
727093	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,180.91)	$1,397.17
727094	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,254.53)	$1,323.55
727095	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($693.37)	$1,884.71
727096	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,171.53)	$1,406.54
727097	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,114.12)	$1,463.95
727098	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,105.49)	$1,472.59
727099	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,237.41)	$1,340.66
727100	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,325.89)	$1,252.19
727101	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($613.46)	$1,964.62
727102	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,139.94)	$1,438.13
727103	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,225.27)	$1,352.81
727104	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($443.22)	$2,134.86
727105	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($159.30)	$2,418.77
727106	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($159.30)	$2,418.77
727107	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,122.92)	$1,455.15
727108	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($159.30)	$2,418.77
727109	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($437.02)	$2,141.06
727110	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,104.20)	$1,473.87
727111	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,137.18)	$1,440.90
727112	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,310.74)	$1,267.33
727113	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,087.67)	$1,490.40
727114	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,050.68)	$1,527.40
727115	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,116.62)	$1,461.45
727116	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,282.57)	$1,295.51
727117	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,539.30)	$1,038.78
727118	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,399.47)	$1,178.61
727119	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($998.25)	$1,579.83
727120	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727121	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($946.53)	$1,631.55
727122	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,264.84)	$1,313.23
727123	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,140.43)	$1,437.65
727124	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,224.80)	$1,353.28
727125	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($872.27)	$1,705.81
727126	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,133.65)	$1,444.43
727127	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,312.20)	$1,265.88
727128	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,223.84)	$1,354.23
727129	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,319.00)	$1,259.08
727130	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,255.96)	$1,322.12
727131	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,288.54)	$1,289.54
727132	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,202.70)	$1,375.38
727133	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,413.88)	$1,164.19
727134	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,165.11)	$1,412.97
727135	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,264.78)	$1,313.30

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
727136	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,407.59)	$1,170.49
727137	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,378.31)	$1,199.77
727138	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,019.66)	$1,558.41
727139	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($830.84)	$1,747.24
727140	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($571.41)	$2,006.67
727141	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,117.63)	$1,460.45
727142	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($957.12)	$1,620.96
727143	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,081.46)	$1,496.62
727144	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($865.27)	$1,712.81
727145	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,045.82)	$1,532.26
727146	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,303.94)	$1,274.13
727147	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,081.70)	$1,496.38
727148	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($915.31)	$1,662.77
727149	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($866.94)	$1,711.14
727150	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($883.46)	$1,694.62
727151	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,302.14)	$1,275.94
727152	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,066.24)	$1,511.84
727153	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($962.01)	$1,616.07
727154	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,306.08)	$1,272.00
727155	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,276.69)	$1,301.38
727156	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,230.47)	$1,347.61
727157	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727158	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,033.49)	$1,544.59
727159	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,010.10)	$1,567.98
727160	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,512.90)	$1,065.18
727161	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,408.91)	$1,169.17
727162	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($968.94)	$1,609.14
727163	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,050.02)	$1,528.06
727164	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($984.82)	$1,593.25
727165	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,199.68)	$1,378.40
727166	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,098.96)	$1,479.11
727167	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,075.06)	$1,503.02
727168	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($988.66)	$1,589.41
727169	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,260.42)	$1,317.66
727170	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,392.22)	$1,185.86
727171	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727172	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,483.72)	$1,094.36
727173	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,427.09)	$1,150.99
727174	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,105.68)	$1,472.39
727175	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($760.19)	$1,817.89
727176	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,254.74)	$1,323.34
727177	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,186.84)	$1,391.24
727178	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,184.86)	$1,393.21
727179	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,300.09)	$1,277.98
727180	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,305.93)	$1,272.15
727181	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,217.49)	$1,360.59
727182	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,098.36)	$1,479.72
727183	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,005.92)	$1,572.16
727184	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($971.59)	$1,606.49
727185	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($950.85)	$1,627.23
727186	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,316.96)	$1,261.12
727187	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,023.13)	$1,554.95
727188	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,156.73)	$1,421.35
727189	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,319.64)	$1,258.43
727190	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,117.92)	$1,460.16
727191	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,133.43)	$1,444.65
727192	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,500.86)	$1,077.22
727193	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,115.76)	$1,462.32
727194	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,329.66)	$1,248.42
727195	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,414.45)	$1,163.62
727196	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727197	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($630.06)	$1,948.02
727198	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,473.53)	$1,104.55
727199	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($965.66)	$1,612.41
727200	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,064.64)	$1,513.44
727201	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,492.53)	$1,085.54
727202	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,304.13)	$1,273.95
727203	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,095.87)	$1,482.21
727204	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,115.30)	$1,462.78
727205	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,342.61)	$1,235.47
727206	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,019.87)	$1,558.21
727207	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,036.78)	$1,541.30
727208	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,332.97)	$1,245.10
727209	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,353.71)	$1,224.37
727210	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,306.31)	$1,271.76
727211	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727212	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($989.36)	$1,588.71
727213	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($984.31)	$1,593.76

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
727214	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($987.72)	$1,590.36
727215	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,150.67)	$1,427.41
727216	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,473.84)	$1,104.24
727217	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,600.70)	$977.37
725604	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($125.68)	$1,943.15
725605	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($92.14)	$1,976.69
725606	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,205.53)	$863.30
725607	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.65)	$1,342.18
725608	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,003.38)	$1,065.45
725609	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.16)	$1,155.66
725610	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($799.78)	$1,269.04
725611	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.37)	$1,155.46
725612	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($688.96)	$1,379.87
725613	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($767.20)	$1,301.63
725614	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.40)	$1,341.42
725615	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($851.83)	$1,217.00
725616	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($997.55)	$1,071.28
725617	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($735.06)	$1,333.77
725618	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($999.76)	$1,069.06
725619	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.37)	$1,155.46
725620	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($909.30)	$1,159.53
725621	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($752.39)	$1,316.44
725622	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($964.50)	$1,104.33
725623	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($906.11)	$1,162.72
725624	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($753.17)	$1,315.66
725625	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($957.84)	$1,110.99
725626	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($753.17)	$1,315.66
725627	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.63)	$1,155.20
725628	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($917.44)	$1,151.39
725629	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.87)	$1,353.96
725630	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725631	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,036.76)	$1,032.07
725632	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($915.90)	$1,152.93
725633	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($217.49)	$1,851.34
725634	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($917.91)	$1,150.92
725635	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.90)	$1,336.93
725636	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($831.87)	$1,236.95
725637	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($974.68)	$1,094.15
725638	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.90)	$1,336.93
725639	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($967.04)	$1,101.78
725640	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($918.56)	$1,150.27
725641	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.14)	$1,337.69
725642	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,004.30)	$1,064.53
725643	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($720.17)	$1,348.66
725644	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($917.91)	$1,150.92
725645	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.90)	$1,336.93
725646	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($827.13)	$1,241.70
725647	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($720.17)	$1,348.66
725648	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($143.41)	$1,925.41
725649	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($85.54)	$1,983.29
725650	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($118.34)	$1,950.49
725651	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($118.55)	$1,950.28
725652	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.15)	$1,985.68
725653	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.46)	$1,354.37
725654	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,000.21)	$1,068.62
725655	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($914.16)	$1,154.66
725656	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($964.39)	$1,104.44
725657	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.75)	$1,342.08
725658	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.33)	$1,155.50
725659	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($815.83)	$1,252.99
725660	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.51)	$1,341.32
725661	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($899.58)	$1,169.25
725662	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($999.87)	$1,068.96
725663	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.52)	$1,155.31
725664	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,004.71)	$1,064.11
725665	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($862.18)	$1,206.65
725666	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
725667	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($689.88)	$1,378.95
725668	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($159.97)	$1,908.86
725669	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($118.61)	$1,950.22
725670	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($854.17)	$1,214.65
725671	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.43)	$1,985.40
725672	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.43)	$1,985.40
725673	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,003.52)	$1,065.31
725674	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($899.61)	$1,169.21
725675	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($987.29)	$1,081.54
725676	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($687.22)	$1,381.61
725677	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($914.37)	$1,154.46

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
725678	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.79)	$1,342.04
725679	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($997.68)	$1,071.14
725680	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($729.22)	$1,339.61
725681	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($999.90)	$1,068.93
725682	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($715.80)	$1,353.03
725683	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($899.31)	$1,169.51
725684	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.94)	$1,353.89
725685	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($822.77)	$1,246.06
725686	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($996.05)	$1,072.78
725687	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($801.95)	$1,266.88
725688	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($996.80)	$1,072.03
725689	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,008.51)	$1,060.31
725690	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($826.76)	$1,242.06
725691	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($890.61)	$1,178.22
725692	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.19)	$1,354.64
725693	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($851.22)	$1,217.61
725694	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,008.27)	$1,060.55
725695	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.46)	$1,354.36
725696	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.22)	$1,224.61
725697	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.19)	$1,354.64
725698	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($905.50)	$1,163.33
725699	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($762.21)	$1,306.62
725701	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,026.39)	$1,042.44
725702	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($628.89)	$1,439.94
725703	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.43)	$1,155.40
725704	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.23)	$1,341.60
725705	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($138.71)	$1,930.11
725706	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($138.71)	$1,930.11
725707	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($328.00)	$1,740.83
725708	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($645.73)	$1,423.09
725709	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.67)	$1,155.16
725710	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.72)	$1,342.11
725711	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($752.77)	$1,316.06
725712	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.37)	$1,985.46
725713	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.46)	$1,354.37
725714	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($961.18)	$1,107.65
725715	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($721.15)	$1,347.68
725716	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($208.53)	$1,860.30
725717	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($445.88)	$1,622.95
725718	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($715.32)	$1,353.51
725719	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($766.86)	$1,301.97
725720	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
725721	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.72)	$1,354.11
725722	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($806.17)	$1,262.66
725723	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,031.75)	$1,037.08
725724	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,036.46)	$1,032.37
725725	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($733.53)	$1,335.29
725726	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($920.40)	$1,148.43
725727	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($722.66)	$1,346.17
725728	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($864.80)	$1,204.02
725729	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($695.94)	$1,372.88
725730	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($721.78)	$1,347.05
725731	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($452.81)	$1,616.02
725732	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($147.72)	$2,271.22
725733	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,151.13)	$1,267.81
725734	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,028.59)	$1,390.35
725735	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($819.90)	$1,599.04
725736	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,178.48)	$1,240.46
725737	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,031.78)	$1,387.16
725738	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($759.69)	$1,659.24
725739	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725740	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,151.94)	$1,267.00
725741	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($836.85)	$1,582.09
725742	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,098.59)	$1,320.35
725743	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725744	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725745	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($134.53)	$2,284.41
725746	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($866.51)	$1,552.43
725747	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,210.37)	$1,208.57
725748	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,288.54)	$1,130.40
725749	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717579	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.43)	$1,341.39
717580	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($856.69)	$1,212.14
717581	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($666.56)	$1,402.27
717582	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($808.72)	$1,260.11
717583	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($962.70)	$1,106.13
717584	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($650.24)	$1,418.59
717585	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($877.99)	$1,190.83

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
717586	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($845.79)	$1,223.04
717587	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717588	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($659.47)	$1,409.36
717589	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($948.19)	$1,120.64
717590	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717591	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($845.79)	$1,223.04
717592	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($863.80)	$1,205.03
717593	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717594	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($224.11)	$1,844.72
717595	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($956.43)	$1,112.40
717596	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717597	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($775.18)	$1,293.65
717598	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($657.26)	$1,411.57
717599	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($847.63)	$1,221.20
717600	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($883.96)	$1,184.87
717601	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717602	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($737.72)	$1,331.11
717603	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($957.96)	$1,110.86
717604	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717605	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,036.63)	$1,032.20
717606	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($670.67)	$1,398.16
717607	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($853.60)	$1,215.23
717608	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($653.92)	$1,414.91
717609	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($883.15)	$1,185.68
717610	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($670.10)	$1,398.73
717611	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($842.32)	$1,226.51
717612	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($657.77)	$1,411.06
717613	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,012.48)	$1,056.34
717614	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($956.75)	$1,112.07
717615	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($661.66)	$1,407.17
717616	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($676.67)	$1,392.15
717617	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($764.24)	$1,304.59
717618	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($860.37)	$1,208.46
717619	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($848.89)	$1,219.94
717620	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($660.36)	$1,408.47
717621	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($848.89)	$1,219.94
717622	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($680.52)	$1,388.30
717623	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($679.61)	$1,389.21
717624	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($793.68)	$1,275.14
717625	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($864.32)	$1,204.51
717626	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($750.84)	$1,317.99
717627	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($937.08)	$1,131.74
717628	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($946.51)	$1,122.32
717629	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($676.70)	$1,392.13
717630	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,017.85)	$1,050.98
717631	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($895.14)	$1,173.69
717632	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($665.71)	$1,403.12
717633	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($383.91)	$1,684.92
717634	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($855.21)	$1,213.61
717635	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,017.87)	$1,050.96
717636	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
717637	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($682.06)	$1,386.77
717638	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
717639	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($857.24)	$1,211.59
717640	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($658.49)	$1,410.34
717641	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($928.64)	$1,140.19
717642	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($814.60)	$1,254.23
717643	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
717644	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($658.86)	$1,409.96
717645	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($700.62)	$1,368.21
717646	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($669.21)	$1,399.61
717647	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,005.00)	$1,063.82
717648	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($652.90)	$1,415.93
717649	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($841.43)	$1,227.40
717650	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($669.21)	$1,399.61
717651	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($655.10)	$1,413.72
717652	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($840.07)	$1,228.76
717653	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($588.67)	$1,480.16
717654	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($650.24)	$1,418.59
717655	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,002.34)	$1,066.48
717656	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($846.00)	$1,222.83
717657	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.47)	$1,341.36
717658	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717659	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($846.88)	$1,221.95
717660	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($660.56)	$1,408.27
717661	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($858.36)	$1,210.47
717662	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($674.66)	$1,394.16
717663	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($885.04)	$1,183.78

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
717664	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($846.88)	$1,221.95
717665	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($674.66)	$1,394.16
717666	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($768.32)	$1,300.51
717667	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.73)	$1,224.09
717668	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717669	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($502.92)	$1,565.90
717670	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($856.22)	$1,212.61
717671	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($872.84)	$1,195.99
717672	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($700.62)	$1,368.21
717673	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($939.88)	$1,128.95
717674	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($831.92)	$1,236.90
717675	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($648.50)	$1,420.33
717676	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($885.32)	$1,183.51
717677	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($856.23)	$1,212.60
717678	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($674.39)	$1,394.44
717679	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,006.78)	$1,062.04
717680	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($951.63)	$1,117.19
717681	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.86)	$1,223.96
717682	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($663.43)	$1,405.40
717683	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($976.51)	$1,092.32
717684	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,053.44)	$1,015.39
717685	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($678.04)	$1,390.79
717686	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($661.55)	$1,407.28
717687	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($861.56)	$1,207.27
717688	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($888.25)	$1,180.58
717689	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($851.10)	$1,217.73
717690	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($759.72)	$1,309.11
717691	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($680.35)	$1,388.47
717692	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($583.88)	$1,484.94
717693	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,016.16)	$1,052.67
717694	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($864.05)	$1,204.78
717695	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($678.62)	$1,390.20
717696	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($872.46)	$1,196.36
717697	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,029.25)	$1,039.57
717698	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($686.90)	$1,381.93
717699	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($667.06)	$1,401.76
717700	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($889.46)	$1,179.37
717701	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($667.97)	$1,400.86
717702	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($653.35)	$1,415.48
717703	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($839.96)	$1,228.86
717704	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($885.68)	$1,183.14
717705	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($669.01)	$1,399.82
717706	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($755.35)	$1,313.48
717707	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($882.06)	$1,186.77
717708	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($841.23)	$1,227.60
717709	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($852.71)	$1,216.12
717710	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($652.69)	$1,416.13
717711	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($666.83)	$1,402.00
717712	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($680.82)	$1,388.00
717713	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($875.56)	$1,193.27
717714	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($929.55)	$1,139.27
717715	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($903.30)	$1,165.53
717716	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($697.93)	$1,370.90
717717	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($870.79)	$1,198.03
717718	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.22)	$1,224.61
717719	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717720	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($661.56)	$1,407.27
717721	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($945.31)	$1,123.52
717722	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($868.27)	$1,200.55
717723	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($670.80)	$1,748.13
717724	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($643.08)	$1,775.86
717725	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($894.46)	$1,524.48
717726	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($855.55)	$1,563.39
717727	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717728	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($894.55)	$1,524.39
717729	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($734.68)	$1,684.26
717730	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($856.57)	$1,562.37
717731	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($936.43)	$1,482.51
Total	**443**		**314.36**	**314.36**	**$11,912,841.99**	**$148,876.60**	**$750,607.80**	**$59,564.21**	**$41,500.00**	**($389,005.21)**	**$611,543.39**

1 - Parcel's Equivalent Unit, Outstanding Assesssment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District as of July 28, 2022 and as a result, do not represent a new Lot Type.

Appendix F-2
IMPROVEMENT AREA #2 TIRZ CREDIT CALCULATIONS – 2022-23

Appendix F-2
TIRZ Credit Calculation - Improvement Area #2
2022-23

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
727063	$0.00	$2,356.85	$2,356.85	($1,084.15)	($1,084.15)
727064	$0.00	$2,302.11	$2,302.11	($1,058.97)	($1,058.97)
727065	$0.00	$2,740.15	$2,740.15	($1,260.47)	($1,260.47)
727066	$0.00	$2,925.46	$2,925.46	($1,345.71)	($1,345.71)
727067	$0.00	$2,914.57	$2,914.57	($1,340.70)	($1,340.70)
727068	$0.00	$2,260.96	$2,260.96	($1,040.04)	($1,040.04)
727069	$0.00	$2,705.87	$2,705.87	($1,244.70)	($1,244.70)
3670365[1]	$0.00	$891.22	$891.22	($409.96)	($409.96)
8452371[1]	$0.00	$1,651.31	$1,651.31	($759.60)	($759.60)
727071	$0.00	$2,131.26	$2,131.26	($980.38)	($980.38)
727072	$0.00	$2,865.57	$2,865.57	($1,318.16)	($1,318.16)
727073	$0.00	$2,945.95	$2,945.95	($1,355.14)	($1,355.14)
727074	$0.00	$3,166.61	$3,166.61	($1,456.64)	($1,456.64)
727075	$0.00	$2,946.71	$2,946.71	($1,355.49)	($1,355.49)
727076	$0.00	$2,615.31	$2,615.31	($1,203.04)	($1,203.04)
727077	$0.00	$2,260.94	$2,260.94	($1,040.03)	($1,040.03)
727078	$0.00	$2,577.05	$2,577.05	($1,185.44)	($1,185.44)
727079	$0.00	$2,550.86	$2,550.86	($1,173.40)	($1,173.40)
727080	$0.00	$2,282.04	$2,282.04	($1,049.74)	($1,049.74)
727081	$0.00	$2,468.18	$2,468.18	($1,135.36)	($1,135.36)
727082	$0.00	$2,374.31	$2,374.31	($1,092.18)	($1,092.18)
727083	$0.00	$3,013.68	$3,013.68	($1,386.29)	($1,386.29)
727084	$0.00	$2,833.30	$2,833.30	($1,303.32)	($1,303.32)
727085	$0.00	$3,090.95	$3,090.95	($1,421.84)	($1,421.84)
727086	$0.00	$2,500.45	$2,500.45	($1,150.21)	($1,150.21)
727087	$0.00	$2,382.61	$2,382.61	($1,096.00)	($1,096.00)
727088	$0.00	$2,275.74	$2,275.74	($1,046.84)	($1,046.84)
727089	$0.00	$2,789.18	$2,789.18	($1,283.02)	($1,283.02)
727090	$0.00	$2,511.40	$2,511.40	($1,155.24)	($1,155.24)
727091	$0.00	$3,065.19	$3,065.19	($1,409.99)	($1,409.99)
727092	$0.00	$0.00	$0.00	$0.00	$0.00
727093	$0.00	$2,567.20	$2,567.20	($1,180.91)	($1,180.91)
727094	$0.00	$2,727.24	$2,727.24	($1,254.53)	($1,254.53)
727095	$0.00	$1,507.32	$1,507.32	($693.37)	($693.37)
727096	$0.00	$2,546.81	$2,546.81	($1,171.53)	($1,171.53)
727097	$0.00	$2,422.01	$2,422.01	($1,114.12)	($1,114.12)
727098	$0.00	$2,403.23	$2,403.23	($1,105.49)	($1,105.49)
727099	$0.00	$2,690.03	$2,690.03	($1,237.41)	($1,237.41)
727100	$0.00	$2,882.36	$2,882.36	($1,325.89)	($1,325.89)
727101	$0.00	$1,333.61	$1,333.61	($613.46)	($613.46)
727102	$0.00	$2,478.14	$2,478.14	($1,139.94)	($1,139.94)
727103	$0.00	$2,663.62	$2,663.62	($1,225.27)	($1,225.27)
727104	$0.00	$963.52	$963.52	($443.22)	($443.22)
727105	$0.00	$346.31	$346.31	($159.30)	($159.30)
727106	$0.00	$346.31	$346.31	($159.30)	($159.30)
727107	$0.00	$2,441.14	$2,441.14	($1,122.92)	($1,122.92)
727108	$0.00	$346.31	$346.31	($159.30)	($159.30)
727109	$0.00	$950.04	$950.04	($437.02)	($437.02)
727110	$0.00	$2,400.44	$2,400.44	($1,104.20)	($1,104.20)
727111	$0.00	$2,472.12	$2,472.12	($1,137.18)	($1,137.18)
727112	$0.00	$2,849.44	$2,849.44	($1,310.74)	($1,310.74)
727113	$0.00	$2,364.51	$2,364.51	($1,087.67)	($1,087.67)
727114	$0.00	$2,284.08	$2,284.08	($1,050.68)	($1,050.68)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
727115	$0.00	$2,427.44	$2,427.44	($1,116.62)	($1,116.62)
727116	$0.00	$2,788.19	$2,788.19	($1,282.57)	($1,282.57)
727117	$0.00	$3,346.30	$3,346.30	($1,539.30)	($1,539.30)
727118	$0.00	$3,042.33	$3,042.33	($1,399.47)	($1,399.47)
727119	$0.00	$2,170.10	$2,170.10	($998.25)	($998.25)
727120	$0.00	$0.00	$0.00	$0.00	$0.00
727121	$0.00	$2,057.67	$2,057.67	($946.53)	($946.53)
727122	$0.00	$2,749.66	$2,749.66	($1,264.84)	($1,264.84)
727123	$0.00	$2,479.20	$2,479.20	($1,140.43)	($1,140.43)
727124	$0.00	$2,662.60	$2,662.60	($1,224.80)	($1,224.80)
727125	$0.00	$1,896.23	$1,896.23	($872.27)	($872.27)
727126	$0.00	$2,464.45	$2,464.45	($1,133.65)	($1,133.65)
727127	$0.00	$2,852.60	$2,852.60	($1,312.20)	($1,312.20)
727128	$0.00	$2,660.53	$2,660.53	($1,223.84)	($1,223.84)
727129	$0.00	$2,867.39	$2,867.39	($1,319.00)	($1,319.00)
727130	$0.00	$2,730.34	$2,730.34	($1,255.96)	($1,255.96)
727131	$0.00	$2,801.17	$2,801.17	($1,288.54)	($1,288.54)
727132	$0.00	$2,614.56	$2,614.56	($1,202.70)	($1,202.70)
727133	$0.00	$3,073.66	$3,073.66	($1,413.88)	($1,413.88)
727134	$0.00	$2,532.84	$2,532.84	($1,165.11)	($1,165.11)
727135	$0.00	$2,749.52	$2,749.52	($1,264.78)	($1,264.78)
727136	$0.00	$3,059.98	$3,059.98	($1,407.59)	($1,407.59)
727137	$0.00	$2,996.32	$2,996.32	($1,378.31)	($1,378.31)
727138	$0.00	$2,216.66	$2,216.66	($1,019.66)	($1,019.66)
727139	$0.00	$1,806.17	$1,806.17	($830.84)	($830.84)
727140	$0.00	$1,242.19	$1,242.19	($571.41)	($571.41)
727141	$0.00	$2,429.62	$2,429.62	($1,117.63)	($1,117.63)
727142	$0.00	$2,080.69	$2,080.69	($957.12)	($957.12)
727143	$0.00	$2,351.00	$2,351.00	($1,081.46)	($1,081.46)
727144	$0.00	$1,881.02	$1,881.02	($865.27)	($865.27)
727145	$0.00	$2,273.52	$2,273.52	($1,045.82)	($1,045.82)
727146	$0.00	$2,834.66	$2,834.66	($1,303.94)	($1,303.94)
727147	$0.00	$2,351.52	$2,351.52	($1,081.70)	($1,081.70)
727148	$0.00	$1,989.80	$1,989.80	($915.31)	($915.31)
727149	$0.00	$1,884.65	$1,884.65	($866.94)	($866.94)
727150	$0.00	$1,920.57	$1,920.57	($883.46)	($883.46)
727151	$0.00	$2,830.74	$2,830.74	($1,302.14)	($1,302.14)
727152	$0.00	$2,317.91	$2,317.91	($1,066.24)	($1,066.24)
727153	$0.00	$2,091.32	$2,091.32	($962.01)	($962.01)
727154	$0.00	$2,839.30	$2,839.30	($1,306.08)	($1,306.08)
727155	$0.00	$2,775.42	$2,775.42	($1,276.69)	($1,276.69)
727156	$0.00	$2,674.93	$2,674.93	($1,230.47)	($1,230.47)
727157	$0.00	$0.00	$0.00	$0.00	$0.00
727158	$0.00	$2,246.72	$2,246.72	($1,033.49)	($1,033.49)
727159	$0.00	$2,195.86	$2,195.86	($1,010.10)	($1,010.10)
727160	$0.00	$3,288.91	$3,288.91	($1,512.90)	($1,512.90)
727161	$0.00	$3,062.84	$3,062.84	($1,408.91)	($1,408.91)
727162	$0.00	$2,106.39	$2,106.39	($968.94)	($968.94)
727163	$0.00	$2,282.65	$2,282.65	($1,050.02)	($1,050.02)
727164	$0.00	$2,140.92	$2,140.92	($984.82)	($984.82)
727165	$0.00	$2,607.99	$2,607.99	($1,199.68)	($1,199.68)
727166	$0.00	$2,389.05	$2,389.05	($1,098.96)	($1,098.96)
727167	$0.00	$2,337.08	$2,337.08	($1,075.06)	($1,075.06)
727168	$0.00	$2,149.27	$2,149.27	($988.66)	($988.66)
727169	$0.00	$2,740.04	$2,740.04	($1,260.42)	($1,260.42)
727170	$0.00	$3,026.56	$3,026.56	($1,392.22)	($1,392.22)
727171	$0.00	$0.00	$0.00	$0.00	$0.00

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
727172	$0.00	$3,225.48	$3,225.48	($1,483.72)	($1,483.72)
727173	$0.00	$3,102.37	$3,102.37	($1,427.09)	($1,427.09)
727174	$0.00	$2,403.66	$2,403.66	($1,105.68)	($1,105.68)
727175	$0.00	$1,652.58	$1,652.58	($760.19)	($760.19)
727176	$0.00	$2,727.69	$2,727.69	($1,254.74)	($1,254.74)
727177	$0.00	$2,580.09	$2,580.09	($1,186.84)	($1,186.84)
727178	$0.00	$2,575.79	$2,575.79	($1,184.86)	($1,184.86)
727179	$0.00	$2,826.29	$2,826.29	($1,300.09)	($1,300.09)
727180	$0.00	$2,838.98	$2,838.98	($1,305.93)	($1,305.93)
727181	$0.00	$2,646.72	$2,646.72	($1,217.49)	($1,217.49)
727182	$0.00	$2,387.73	$2,387.73	($1,098.36)	($1,098.36)
727183	$0.00	$2,186.78	$2,186.78	($1,005.92)	($1,005.92)
727184	$0.00	$2,112.15	$2,112.15	($971.59)	($971.59)
727185	$0.00	$2,067.07	$2,067.07	($950.85)	($950.85)
727186	$0.00	$2,862.96	$2,862.96	($1,316.96)	($1,316.96)
727187	$0.00	$2,224.20	$2,224.20	($1,023.13)	($1,023.13)
727188	$0.00	$2,514.62	$2,514.62	($1,156.73)	($1,156.73)
727189	$0.00	$2,868.79	$2,868.79	($1,319.64)	($1,319.64)
727190	$0.00	$2,430.25	$2,430.25	($1,117.92)	($1,117.92)
727191	$0.00	$2,463.98	$2,463.98	($1,133.43)	($1,133.43)
727192	$0.00	$3,262.74	$3,262.74	($1,500.86)	($1,500.86)
727193	$0.00	$2,425.57	$2,425.57	($1,115.76)	($1,115.76)
727194	$0.00	$2,890.57	$2,890.57	($1,329.66)	($1,329.66)
727195	$0.00	$3,074.90	$3,074.90	($1,414.45)	($1,414.45)
727196	$0.00	$0.00	$0.00	$0.00	$0.00
727197	$0.00	$1,369.70	$1,369.70	($630.06)	($630.06)
727198	$0.00	$3,203.33	$3,203.33	($1,473.53)	($1,473.53)
727199	$0.00	$2,099.27	$2,099.27	($965.66)	($965.66)
727200	$0.00	$2,314.43	$2,314.43	($1,064.64)	($1,064.64)
727201	$0.00	$3,244.64	$3,244.64	($1,492.53)	($1,492.53)
727202	$0.00	$2,835.06	$2,835.06	($1,304.13)	($1,304.13)
727203	$0.00	$2,382.32	$2,382.32	($1,095.87)	($1,095.87)
727204	$0.00	$2,424.57	$2,424.57	($1,115.30)	($1,115.30)
727205	$0.00	$2,918.72	$2,918.72	($1,342.61)	($1,342.61)
727206	$0.00	$2,217.11	$2,217.11	($1,019.87)	($1,019.87)
727207	$0.00	$2,253.87	$2,253.87	($1,036.78)	($1,036.78)
727208	$0.00	$2,897.77	$2,897.77	($1,332.97)	($1,332.97)
727209	$0.00	$2,942.84	$2,942.84	($1,353.71)	($1,353.71)
727210	$0.00	$2,839.81	$2,839.81	($1,306.31)	($1,306.31)
727211	$0.00	$0.00	$0.00	$0.00	$0.00
727212	$0.00	$2,150.79	$2,150.79	($989.36)	($989.36)
727213	$0.00	$2,139.81	$2,139.81	($984.31)	($984.31)
727214	$0.00	$2,147.22	$2,147.22	($987.72)	($987.72)
727215	$0.00	$2,501.45	$2,501.45	($1,150.67)	($1,150.67)
727216	$0.00	$3,203.99	$3,203.99	($1,473.84)	($1,473.84)
727217	$0.00	$3,479.79	$3,479.79	($1,600.70)	($1,600.70)
725604	$0.00	$273.21	$273.21	($125.68)	($125.68)
725605	$0.00	$200.30	$200.30	($92.14)	($92.14)
725606	$0.00	$2,620.71	$2,620.71	($1,205.53)	($1,205.53)
725607	$0.00	$1,579.67	$1,579.67	($726.65)	($726.65)
725608	$0.00	$2,181.26	$2,181.26	($1,003.38)	($1,003.38)
725609	$0.00	$1,985.14	$1,985.14	($913.16)	($913.16)
725610	$0.00	$1,738.66	$1,738.66	($799.78)	($799.78)
725611	$0.00	$1,985.59	$1,985.59	($913.37)	($913.37)
725612	$0.00	$1,497.73	$1,497.73	($688.96)	($688.96)
725613	$0.00	$1,667.82	$1,667.82	($767.20)	($767.20)
725614	$0.00	$1,581.31	$1,581.31	($727.40)	($727.40)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
725615	$0.00	$1,851.80	$1,851.80	($851.83)	($851.83)
725616	$0.00	$2,168.59	$2,168.59	($997.55)	($997.55)
725617	$0.00	$1,597.96	$1,597.96	($735.06)	($735.06)
725618	$0.00	$2,173.40	$2,173.40	($999.76)	($999.76)
725619	$0.00	$1,985.59	$1,985.59	($913.37)	($913.37)
725620	$0.00	$1,976.74	$1,976.74	($909.30)	($909.30)
725621	$0.00	$1,635.62	$1,635.62	($752.39)	($752.39)
725622	$0.00	$2,096.74	$2,096.74	($964.50)	($964.50)
725623	$0.00	$1,969.80	$1,969.80	($906.11)	($906.11)
725624	$0.00	$1,637.32	$1,637.32	($753.17)	($753.17)
725625	$0.00	$2,082.25	$2,082.25	($957.84)	($957.84)
725626	$0.00	$1,637.32	$1,637.32	($753.17)	($753.17)
725627	$0.00	$1,986.15	$1,986.15	($913.63)	($913.63)
725628	$0.00	$1,994.43	$1,994.43	($917.44)	($917.44)
725629	$0.00	$1,554.06	$1,554.06	($714.87)	($714.87)
725630	$0.00	$0.00	$0.00	$0.00	$0.00
725631	$0.00	$2,253.82	$2,253.82	($1,036.76)	($1,036.76)
725632	$0.00	$1,991.09	$1,991.09	($915.90)	($915.90)
725633	$0.00	$472.80	$472.80	($217.49)	($217.49)
725634	$0.00	$1,995.46	$1,995.46	($917.91)	($917.91)
725635	$0.00	$1,591.09	$1,591.09	($731.90)	($731.90)
725636	$0.00	$1,808.42	$1,808.42	($831.87)	($831.87)
725637	$0.00	$2,118.87	$2,118.87	($974.68)	($974.68)
725638	$0.00	$1,591.09	$1,591.09	($731.90)	($731.90)
725639	$0.00	$2,102.27	$2,102.27	($967.04)	($967.04)
725640	$0.00	$1,996.86	$1,996.86	($918.56)	($918.56)
725641	$0.00	$1,589.44	$1,589.44	($731.14)	($731.14)
725642	$0.00	$2,183.26	$2,183.26	($1,004.30)	($1,004.30)
725643	$0.00	$1,565.58	$1,565.58	($720.17)	($720.17)
725644	$0.00	$1,995.46	$1,995.46	($917.91)	($917.91)
725645	$0.00	$1,591.09	$1,591.09	($731.90)	($731.90)
725646	$0.00	$1,798.10	$1,798.10	($827.13)	($827.13)
725647	$0.00	$1,565.58	$1,565.58	($720.17)	($720.17)
725648	$0.00	$311.77	$311.77	($143.41)	($143.41)
725649	$0.00	$185.95	$185.95	($85.54)	($85.54)
725650	$0.00	$257.26	$257.26	($118.34)	($118.34)
725651	$0.00	$257.71	$257.71	($118.55)	($118.55)
725652	$0.00	$180.75	$180.75	($83.15)	($83.15)
725653	$0.00	$1,553.17	$1,553.17	($714.46)	($714.46)
725654	$0.00	$2,174.37	$2,174.37	($1,000.21)	($1,000.21)
725655	$0.00	$1,987.31	$1,987.31	($914.16)	($914.16)
725656	$0.00	$2,096.49	$2,096.49	($964.39)	($964.39)
725657	$0.00	$1,579.89	$1,579.89	($726.75)	($726.75)
725658	$0.00	$1,985.50	$1,985.50	($913.33)	($913.33)
725659	$0.00	$1,773.55	$1,773.55	($815.83)	($815.83)
725660	$0.00	$1,581.54	$1,581.54	($727.51)	($727.51)
725661	$0.00	$1,955.61	$1,955.61	($899.58)	($899.58)
725662	$0.00	$2,173.63	$2,173.63	($999.87)	($999.87)
725663	$0.00	$1,985.91	$1,985.91	($913.52)	($913.52)
725664	$0.00	$2,184.16	$2,184.16	($1,004.71)	($1,004.71)
725665	$0.00	$1,874.30	$1,874.30	($862.18)	($862.18)
725666	$0.00	$0.00	$0.00	$0.00	$0.00
725667	$0.00	$1,499.74	$1,499.74	($689.88)	($689.88)
725668	$0.00	$347.76	$347.76	($159.97)	($159.97)
725669	$0.00	$257.84	$257.84	($118.61)	($118.61)
725670	$0.00	$1,856.90	$1,856.90	($854.17)	($854.17)
725671	$0.00	$181.37	$181.37	($83.43)	($83.43)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
725672	$0.00	$181.37	$181.37	($83.43)	($83.43)
725673	$0.00	$2,181.56	$2,181.56	($1,003.52)	($1,003.52)
725674	$0.00	$1,955.68	$1,955.68	($899.61)	($899.61)
725675	$0.00	$2,146.28	$2,146.28	($987.29)	($987.29)
725676	$0.00	$1,493.96	$1,493.96	($687.22)	($687.22)
725677	$0.00	$1,987.75	$1,987.75	($914.37)	($914.37)
725678	$0.00	$1,579.97	$1,579.97	($726.79)	($726.79)
725679	$0.00	$2,168.88	$2,168.88	($997.68)	($997.68)
725680	$0.00	$1,585.26	$1,585.26	($729.22)	($729.22)
725681	$0.00	$2,173.70	$2,173.70	($999.90)	($999.90)
725682	$0.00	$1,556.08	$1,556.08	($715.80)	($715.80)
725683	$0.00	$1,955.03	$1,955.03	($899.31)	($899.31)
725684	$0.00	$1,554.21	$1,554.21	($714.94)	($714.94)
725685	$0.00	$1,788.62	$1,788.62	($822.77)	($822.77)
725686	$0.00	$2,165.32	$2,165.32	($996.05)	($996.05)
725687	$0.00	$1,743.37	$1,743.37	($801.95)	($801.95)
725688	$0.00	$2,166.96	$2,166.96	($996.80)	($996.80)
725689	$0.00	$2,192.42	$2,192.42	($1,008.51)	($1,008.51)
725690	$0.00	$1,797.31	$1,797.31	($826.76)	($826.76)
725691	$0.00	$1,936.11	$1,936.11	($890.61)	($890.61)
725692	$0.00	$1,552.58	$1,552.58	($714.19)	($714.19)
725693	$0.00	$1,850.47	$1,850.47	($851.22)	($851.22)
725694	$0.00	$2,191.90	$2,191.90	($1,008.27)	($1,008.27)
725695	$0.00	$1,553.18	$1,553.18	($714.46)	($714.46)
725696	$0.00	$1,835.25	$1,835.25	($844.22)	($844.22)
725697	$0.00	$1,552.58	$1,552.58	($714.19)	($714.19)
725698	$0.00	$1,968.47	$1,968.47	($905.50)	($905.50)
725699	$0.00	$1,656.98	$1,656.98	($762.21)	($762.21)
725701	$0.00	$2,231.28	$2,231.28	($1,026.39)	($1,026.39)
725702	$0.00	$1,367.15	$1,367.15	($628.89)	($628.89)
725703	$0.00	$1,985.71	$1,985.71	($913.43)	($913.43)
725704	$0.00	$1,580.94	$1,580.94	($727.23)	($727.23)
725705	$0.00	$301.55	$301.55	($138.71)	($138.71)
725706	$0.00	$301.55	$301.55	($138.71)	($138.71)
725707	$0.00	$713.04	$713.04	($328.00)	($328.00)
725708	$0.00	$1,403.77	$1,403.77	($645.73)	($645.73)
725709	$0.00	$1,986.23	$1,986.23	($913.67)	($913.67)
725710	$0.00	$1,579.82	$1,579.82	($726.72)	($726.72)
725711	$0.00	$1,636.45	$1,636.45	($752.77)	($752.77)
725712	$0.00	$181.24	$181.24	($83.37)	($83.37)
725713	$0.00	$1,553.17	$1,553.17	($714.46)	($714.46)
725714	$0.00	$2,089.52	$2,089.52	($961.18)	($961.18)
725715	$0.00	$1,567.72	$1,567.72	($721.15)	($721.15)
725716	$0.00	$453.33	$453.33	($208.53)	($208.53)
725717	$0.00	$969.30	$969.30	($445.88)	($445.88)
725718	$0.00	$1,555.04	$1,555.04	($715.32)	($715.32)
725719	$0.00	$1,667.08	$1,667.08	($766.86)	($766.86)
725720	$0.00	$0.00	$0.00	$0.00	$0.00
725721	$0.00	$1,553.74	$1,553.74	($714.72)	($714.72)
725722	$0.00	$1,752.54	$1,752.54	($806.17)	($806.17)
725723	$0.00	$2,242.93	$2,242.93	($1,031.75)	($1,031.75)
725724	$0.00	$2,253.17	$2,253.17	($1,036.46)	($1,036.46)
725725	$0.00	$1,594.64	$1,594.64	($733.53)	($733.53)
725726	$0.00	$2,000.87	$2,000.87	($920.40)	($920.40)
725727	$0.00	$1,570.99	$1,570.99	($722.66)	($722.66)
725728	$0.00	$1,880.01	$1,880.01	($864.80)	($864.80)
725729	$0.00	$1,512.92	$1,512.92	($695.94)	($695.94)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
725730	$0.00	$1,569.08	$1,569.08	($721.78)	($721.78)
725731	$0.00	$984.37	$984.37	($452.81)	($452.81)
725732	$0.00	$321.12	$321.12	($147.72)	($147.72)
725733	$0.00	$2,502.45	$2,502.45	($1,151.13)	($1,151.13)
725734	$0.00	$2,236.06	$2,236.06	($1,028.59)	($1,028.59)
725735	$0.00	$1,782.39	$1,782.39	($819.90)	($819.90)
725736	$0.00	$2,561.91	$2,561.91	($1,178.48)	($1,178.48)
725737	$0.00	$2,243.00	$2,243.00	($1,031.78)	($1,031.78)
725738	$0.00	$1,651.51	$1,651.51	($759.69)	($759.69)
725739	$0.00	$0.00	$0.00	$0.00	$0.00
725740	$0.00	$2,504.22	$2,504.22	($1,151.94)	($1,151.94)
725741	$0.00	$1,819.23	$1,819.23	($836.85)	($836.85)
725742	$0.00	$2,388.24	$2,388.24	($1,098.59)	($1,098.59)
725743	$0.00	$0.00	$0.00	$0.00	$0.00
725744	$0.00	$0.00	$0.00	$0.00	$0.00
725745	$0.00	$292.45	$292.45	($134.53)	($134.53)
725746	$0.00	$1,883.72	$1,883.72	($866.51)	($866.51)
725747	$0.00	$2,631.24	$2,631.24	($1,210.37)	($1,210.37)
725748	$0.00	$2,801.17	$2,801.17	($1,288.54)	($1,288.54)
725749	$0.00	$0.00	$0.00	$0.00	$0.00
717579	$0.00	$1,581.38	$1,581.38	($727.43)	($727.43)
717580	$0.00	$1,862.37	$1,862.37	($856.69)	($856.69)
717581	$0.00	$1,449.04	$1,449.04	($666.56)	($666.56)
717582	$0.00	$1,758.09	$1,758.09	($808.72)	($808.72)
717583	$0.00	$2,092.83	$2,092.83	($962.70)	($962.70)
717584	$0.00	$1,413.57	$1,413.57	($650.24)	($650.24)
717585	$0.00	$1,908.68	$1,908.68	($877.99)	($877.99)
717586	$0.00	$1,838.67	$1,838.67	($845.79)	($845.79)
717587	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717588	$0.00	$1,433.62	$1,433.62	($659.47)	($659.47)
717589	$0.00	$2,061.28	$2,061.28	($948.19)	($948.19)
717590	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717591	$0.00	$1,838.67	$1,838.67	($845.79)	($845.79)
717592	$0.00	$1,877.82	$1,877.82	($863.80)	($863.80)
717593	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717594	$0.00	$487.20	$487.20	($224.11)	($224.11)
717595	$0.00	$2,079.19	$2,079.19	($956.43)	($956.43)
717596	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717597	$0.00	$1,685.17	$1,685.17	($775.18)	($775.18)
717598	$0.00	$1,428.82	$1,428.82	($657.26)	($657.26)
717599	$0.00	$1,842.67	$1,842.67	($847.63)	($847.63)
717600	$0.00	$1,921.65	$1,921.65	($883.96)	($883.96)
717601	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717602	$0.00	$1,603.74	$1,603.74	($737.72)	($737.72)
717603	$0.00	$2,082.53	$2,082.53	($957.96)	($957.96)
717604	$0.00	$0.00	$0.00	$0.00	$0.00
717605	$0.00	$2,253.54	$2,253.54	($1,036.63)	($1,036.63)
717606	$0.00	$1,457.98	$1,457.98	($670.67)	($670.67)
717607	$0.00	$1,855.65	$1,855.65	($853.60)	($853.60)
717608	$0.00	$1,421.57	$1,421.57	($653.92)	($653.92)
717609	$0.00	$1,919.89	$1,919.89	($883.15)	($883.15)
717610	$0.00	$1,456.74	$1,456.74	($670.10)	($670.10)
717611	$0.00	$1,831.12	$1,831.12	($842.32)	($842.32)
717612	$0.00	$1,429.94	$1,429.94	($657.77)	($657.77)
717613	$0.00	$2,201.05	$2,201.05	($1,012.48)	($1,012.48)
717614	$0.00	$2,079.90	$2,079.90	($956.75)	($956.75)
717615	$0.00	$1,438.39	$1,438.39	($661.66)	($661.66)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
717616	$0.00	$1,471.03	$1,471.03	($676.67)	($676.67)
717617	$0.00	$1,661.39	$1,661.39	($764.24)	($764.24)
717618	$0.00	$1,870.37	$1,870.37	($860.37)	($860.37)
717619	$0.00	$1,845.41	$1,845.41	($848.89)	($848.89)
717620	$0.00	$1,435.57	$1,435.57	($660.36)	($660.36)
717621	$0.00	$1,845.41	$1,845.41	($848.89)	($848.89)
717622	$0.00	$1,479.40	$1,479.40	($680.52)	($680.52)
717623	$0.00	$1,477.42	$1,477.42	($679.61)	($679.61)
717624	$0.00	$1,725.40	$1,725.40	($793.68)	($793.68)
717625	$0.00	$1,878.96	$1,878.96	($864.32)	($864.32)
717626	$0.00	$1,632.25	$1,632.25	($750.84)	($750.84)
717627	$0.00	$2,037.14	$2,037.14	($937.08)	($937.08)
717628	$0.00	$2,057.63	$2,057.63	($946.51)	($946.51)
717629	$0.00	$1,471.09	$1,471.09	($676.70)	($676.70)
717630	$0.00	$2,212.71	$2,212.71	($1,017.85)	($1,017.85)
717631	$0.00	$1,945.96	$1,945.96	($895.14)	($895.14)
717632	$0.00	$1,447.20	$1,447.20	($665.71)	($665.71)
717633	$0.00	$834.59	$834.59	($383.91)	($383.91)
717634	$0.00	$1,859.16	$1,859.16	($855.21)	($855.21)
717635	$0.00	$2,212.75	$2,212.75	($1,017.87)	($1,017.87)
717636	$0.00	$0.00	$0.00	$0.00	$0.00
717637	$0.00	$1,482.74	$1,482.74	($682.06)	($682.06)
717638	$0.00	$0.00	$0.00	$0.00	$0.00
717639	$0.00	$1,863.56	$1,863.56	($857.24)	($857.24)
717640	$0.00	$1,431.50	$1,431.50	($658.49)	($658.49)
717641	$0.00	$2,018.78	$2,018.78	($928.64)	($928.64)
717642	$0.00	$1,770.86	$1,770.86	($814.60)	($814.60)
717643	$0.00	$0.00	$0.00	$0.00	$0.00
717644	$0.00	$1,432.31	$1,432.31	($658.86)	($658.86)
717645	$0.00	$1,523.09	$1,523.09	($700.62)	($700.62)
717646	$0.00	$1,454.81	$1,454.81	($669.21)	($669.21)
717647	$0.00	$2,184.79	$2,184.79	($1,005.00)	($1,005.00)
717648	$0.00	$1,419.35	$1,419.35	($652.90)	($652.90)
717649	$0.00	$1,829.19	$1,829.19	($841.43)	($841.43)
717650	$0.00	$1,454.81	$1,454.81	($669.21)	($669.21)
717651	$0.00	$1,424.14	$1,424.14	($655.10)	($655.10)
717652	$0.00	$1,826.23	$1,826.23	($840.07)	($840.07)
717653	$0.00	$1,279.72	$1,279.72	($588.67)	($588.67)
717654	$0.00	$1,413.57	$1,413.57	($650.24)	($650.24)
717655	$0.00	$2,179.01	$2,179.01	($1,002.34)	($1,002.34)
717656	$0.00	$1,839.12	$1,839.12	($846.00)	($846.00)
717657	$0.00	$1,581.45	$1,581.45	($727.47)	($727.47)
717658	$0.00	$0.00	$0.00	$0.00	$0.00
717659	$0.00	$1,841.04	$1,841.04	($846.88)	($846.88)
717660	$0.00	$1,435.99	$1,435.99	($660.56)	($660.56)
717661	$0.00	$1,866.00	$1,866.00	($858.36)	($858.36)
717662	$0.00	$1,466.66	$1,466.66	($674.66)	($674.66)
717663	$0.00	$1,924.01	$1,924.01	($885.04)	($885.04)
717664	$0.00	$1,841.04	$1,841.04	($846.88)	($846.88)
717665	$0.00	$1,466.66	$1,466.66	($674.66)	($674.66)
717666	$0.00	$1,670.26	$1,670.26	($768.32)	($768.32)
717667	$0.00	$1,836.38	$1,836.38	($844.73)	($844.73)
717668	$0.00	$1,919.34	$1,919.34	($882.90)	PREPAID
717669	$0.00	$1,093.31	$1,093.31	($502.92)	($502.92)
717670	$0.00	$1,861.34	$1,861.34	($856.22)	($856.22)
717671	$0.00	$1,897.47	$1,897.47	($872.84)	($872.84)
717672	$0.00	$1,523.09	$1,523.09	($700.62)	($700.62)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
717673	$0.00	$2,043.21	$2,043.21	($939.88)	($939.88)
717674	$0.00	$1,808.53	$1,808.53	($831.92)	($831.92)
717675	$0.00	$1,409.78	$1,409.78	($648.50)	($648.50)
717676	$0.00	$1,924.61	$1,924.61	($885.32)	($885.32)
717677	$0.00	$1,861.36	$1,861.36	($856.23)	($856.23)
717678	$0.00	$1,466.06	$1,466.06	($674.39)	($674.39)
717679	$0.00	$2,188.66	$2,188.66	($1,006.78)	($1,006.78)
717680	$0.00	$2,068.77	$2,068.77	($951.63)	($951.63)
717681	$0.00	$1,836.66	$1,836.66	($844.86)	($844.86)
717682	$0.00	$1,442.23	$1,442.23	($663.43)	($663.43)
717683	$0.00	$2,122.85	$2,122.85	($976.51)	($976.51)
717684	$0.00	$2,290.09	$2,290.09	($1,053.44)	($1,053.44)
717685	$0.00	$1,474.00	$1,474.00	($678.04)	($678.04)
717686	$0.00	$1,438.15	$1,438.15	($661.55)	($661.55)
717687	$0.00	$1,872.96	$1,872.96	($861.56)	($861.56)
717688	$0.00	$1,930.98	$1,930.98	($888.25)	($888.25)
717689	$0.00	$1,850.22	$1,850.22	($851.10)	($851.10)
717690	$0.00	$1,651.56	$1,651.56	($759.72)	($759.72)
717691	$0.00	$1,479.03	$1,479.03	($680.35)	($680.35)
717692	$0.00	$1,269.31	$1,269.31	($583.88)	($583.88)
717693	$0.00	$2,209.04	$2,209.04	($1,016.16)	($1,016.16)
717694	$0.00	$1,878.37	$1,878.37	($864.05)	($864.05)
717695	$0.00	$1,475.27	$1,475.27	($678.62)	($678.62)
717696	$0.00	$1,896.66	$1,896.66	($872.46)	($872.46)
717697	$0.00	$2,237.51	$2,237.51	($1,029.25)	($1,029.25)
717698	$0.00	$1,493.25	$1,493.25	($686.90)	($686.90)
717699	$0.00	$1,450.14	$1,450.14	($667.06)	($667.06)
717700	$0.00	$1,933.60	$1,933.60	($889.46)	($889.46)
717701	$0.00	$1,452.10	$1,452.10	($667.97)	($667.97)
717702	$0.00	$1,420.32	$1,420.32	($653.35)	($653.35)
717703	$0.00	$1,826.01	$1,826.01	($839.96)	($839.96)
717704	$0.00	$1,925.40	$1,925.40	($885.68)	($885.68)
717705	$0.00	$1,454.37	$1,454.37	($669.01)	($669.01)
717706	$0.00	$1,642.07	$1,642.07	($755.35)	($755.35)
717707	$0.00	$1,917.52	$1,917.52	($882.06)	($882.06)
717708	$0.00	$1,828.75	$1,828.75	($841.23)	($841.23)
717709	$0.00	$1,853.71	$1,853.71	($852.71)	($852.71)
717710	$0.00	$1,418.90	$1,418.90	($652.69)	($652.69)
717711	$0.00	$1,449.63	$1,449.63	($666.83)	($666.83)
717712	$0.00	$1,480.05	$1,480.05	($680.82)	($680.82)
717713	$0.00	$1,903.39	$1,903.39	($875.56)	($875.56)
717714	$0.00	$2,020.77	$2,020.77	($929.55)	($929.55)
717715	$0.00	$1,963.70	$1,963.70	($903.30)	($903.30)
717716	$0.00	$1,517.24	$1,517.24	($697.93)	($697.93)
717717	$0.00	$1,893.03	$1,893.03	($870.79)	($870.79)
717718	$0.00	$1,835.25	$1,835.25	($844.22)	($844.22)
717719	$0.00	$1,335.20	$1,335.20	($614.19)	PREPAID
717720	$0.00	$1,438.17	$1,438.17	($661.56)	($661.56)
717721	$0.00	$2,055.02	$2,055.02	($945.31)	($945.31)
717722	$0.00	$1,887.55	$1,887.55	($868.27)	($868.27)
717723	$0.00	$1,458.27	$1,458.27	($670.80)	($670.80)
717724	$0.00	$1,398.00	$1,398.00	($643.08)	($643.08)
717725	$0.00	$1,944.48	$1,944.48	($894.46)	($894.46)
717726	$0.00	$1,859.89	$1,859.89	($855.55)	($855.55)
717727	$0.00	$0.00	$0.00	$0.00	$0.00
717728	$0.00	$1,944.67	$1,944.67	($894.55)	($894.55)
717729	$0.00	$1,597.13	$1,597.13	($734.68)	($734.68)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
717730	$0.00	$1,862.10	$1,862.10	($856.57)	($856.57)
717731	$0.00	$2,035.71	$2,035.71	($936.43)	($936.43)
Total	**$0.00**	**$848,918.05**	**$848,918.05**	**($390,502.30)**	**($389,005.21)**

1 - Parcels represent the split ownership of Property ID 727070 per Denton County Appraisal District Records as of July 15, 2022.

Appendix G

IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix G
Assessment Roll Summary - Improvement Area #3
2022-23

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
757670	0	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757669	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757668	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757667	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757666	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757665	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757664	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757663	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757662	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757661	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757660	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757659	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757658	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757657	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757656	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757655	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757654	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757653	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757652	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757651	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757650	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757649	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757648	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757647	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757646	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757645	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757644	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757643	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757642	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757641	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757640	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757639	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757638	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757637	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757636	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757635	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757634	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757633	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757632	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757631	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757630	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757629	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757628	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757627	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757626	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757625	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757624	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757623	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757622	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757621	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757620	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757619	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757618	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757617	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757616	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757615	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757614	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757613	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757612	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757611	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757610	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757609	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757608	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757607	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757606	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757605	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757604	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757603	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757602	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757601	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757600	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757599	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757598	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757597	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757596	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757595	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757594	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757593	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757592	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757591	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757590	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
757589	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757588	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757587	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757586	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757585	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757584	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757583	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757582	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757581	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757580	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757579	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757578	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757577	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757576	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757575	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757574	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757573	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757572	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757571	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757570	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757569	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757568	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757567	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757566	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757565	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757564	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757563	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757562	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757561	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757560	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757559	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757558	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757557	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757556	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757555	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757554	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757553	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757552	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757551	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757550	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757549	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757548	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757547	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757546	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757545	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757544	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757543	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757542	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757541	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757540	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757539	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757538	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757537	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757536	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757535	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757534	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757533	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757532	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757531	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
982616	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982615	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982657	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982637	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982654	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982648	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982631	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982635	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982636	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982640	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982641	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982643	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982644	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982645	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982628	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982629	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982630	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982623	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982624	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982625	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982650	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982647	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982655	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982653	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982660	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982700	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
982701	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982685	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982612	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982649	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982619	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982659	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982611	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982618	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982620	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982664	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982613	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982639	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982642	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982633	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982634	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982646	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982683	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982652	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982638	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982621	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982626	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982656	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982627	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982661	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982684	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982651	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982614	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982658	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982663	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982686	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982687	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982688	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982689	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982690	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982691	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982692	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982693	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982694	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982695	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982696	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982697	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982698	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982699	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982662	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982665	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982666	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982667	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982668	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982669	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982670	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982671	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982672	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982673	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982674	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982675	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982676	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982677	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982678	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982679	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982680	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982681	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982682	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982622	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982632	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
982617	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**228**			**164.75**	**$5,285,000.00**	**$150,000.00**	**$172,893.76**	**$26,425.00**	**$38,100.00**	**$387,418.76**

Appendix H
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Valencia Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. T.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1680 Approving the 2022-2023 Annual Service Plan Update for the Spiritas Ranch Public Improvement District.**

DESCRIPTION:

The Spiritas Ranch Public Improvement District was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on February 2, 2021. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Spiritas Ranch Public Improvement District.

Municap, Inc.'s scope of services includes the annual determination of the special assessments to be collected from the property within the PID boundaries as well as updating the service and assessment plan and special assessment roll. In compliance with Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

This document is the annual update of the Service and Assessment Plan for 2022-2023 (Assessment Year 9/1/2022-8/31/2023). This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Spiritas Ranch Annual PID Assessment for 2022-2023. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1680

Staff Report Spiritas Ranch PID
Exhibit A Spiritas Ranch 2022-2023 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1680

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE SPIRITAS RANCH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 0202202101 adopted on February 2, 2021, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Spiritas Ranch Public Improvement District (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on February 21, 2021 in DENTON RECORD-CHRONICLE, a newspaper of general circulation in the Town; and

WHEREAS, on May 11, 2021, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1599 approving the Spiritas Ranch Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the bonds and reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Spiritas Ranch Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16TH DAY OF AUGUST 2022.

Approved by _____ **Date** _____
Mayor

Approved to form by _____ **Date** _____
Town Attorney

Certified by _____ **Date** _____
Town Secretary

Finance Department
Kelly Wilson, Chief Financial Officer
Phone: 214-975-0415
kwilson@littleelm.org

TOWN COUNCIL
CONSENT AGENDA
Date: August 16, 2022

PROJECT
Consider and Action to adopt **Ordinance No. 1680** an Ordinance of the Town of Little Elm, Texas approving the 2022-2023 Annual Service Plan Update for the **Spiritas Ranch Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2022 Certified Estimated TAV	$26,008,078

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$11,689,063
Water distribution system improvements	$2,767,687
Sanitary sewer improvements	$5,843,526
Storm drainage improvements	$5,031,075
Parks, landscaping, and hardscaping	$2,722,430
Other soft and miscellaneous costs	$8,155,823
Total Improvement Cost	**$36,209,604**

*Includes improvements in four areas

Completed Homes as of June 30, 2022

Phase	Total Lots to be Developed	Completed Homes	Percent Complete
Improvement Area #1	1,057	0	0%
Major Improvement Area	1,099	0	0%
Total	**2,156**	**0**	**0%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Area 1	$32,920,000	29 Years
Major Improvement Area	$10,280,000	29 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1680

ATTACHMENTS
Ordinance No. 1680
Exhibit A – Spiritas Ranch Public Improvement District Annual Service Plan
(Assessment Year 9/1/2022-8/31/2023)

SPIRITAS RANCH
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SPIRITAS RANCH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX F - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Spiritas Ranch Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 0202202101 approved by the Town Council of Little Elm, Texas (the "Town Council") on February 2, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On May 11, 2021, the Town of Little Elm, Texas (the "Town") approved issuance of the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2021 (Spiritas Ranch Public Improvement District Improvement Area #1 Projects and Major Improvement Area Projects) (the "Series 2021 Bonds") in the aggregate principal amount of $43,200,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

The Town also adopted the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll attached as Appendix G and Appendix F, respectively, to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on May 11, 2021, the initial total estimated costs of the Improvement Area #1 Improvements, including the proportional share of the Major Improvement Area costs were equal to $28,521,686. According to the Developer, there has been no change to the total initial estimated costs as provided in draw request #11, which was approved by the Town on June 23, 2022.

Table II-A-1 on the following page summarizes the budget line-item changes and updated sources and uses of funds required to (1) construct the Improvement Area #1 Improvements, including the proportional share of the Major Improvement costs, (2) establish the PID, and (3) issue the Series 2021 Bonds.

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Table II-A-1
Sources and Uses – Improvement Area #1

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget[1]	Amount Spent to Date[1]	Remaining Balance
Par amount	$32,920,000	$0	$32,920,000	$14,513,280	$18,406,720
Other funding sources					
Developer contributions	$2,906,073	$0	$2,906,073	$0	$2,906,073
Subtotal: Other funding sources	*$2,906,073*	*$0*	*$2,906,073*	*$0*	*$2,906,073*
Total Sources	**$35,826,073**	**$0**	**$35,826,073**	**$14,513,280**	**$21,312,793**
Uses of Funds					
Improvement Area #1 Improvements					
Roadway Improvements	$7,677,642	$265,518	$7,943,160	$356,015	$7,587,145
Water Improvements	$2,143,135	$74,117	$2,217,252	$1,367,114	$850,138
Sewer Improvements	$3,728,596	$128,947	$3,857,543	$578,728	$3,278,815
Storm Drainage Improvements	$4,456,317	$154,114	$4,610,431	$1,427,205	$3,183,226
Parks, Landscaping, and Hardscaping	$0	$0	$0	$0	$0
Other Soft and Miscellaneous Costs	$3,288,389	$113,724	$3,402,113	$2,227,479	$1,174,633
Subtotal: Improvement Area #1 Improvements	*$21,294,079*	*$736,420*	*$22,030,499*	*$5,956,542*	*$16,073,957*
Major Improvements					
Roadway Improvements	$1,941,333	($260,403)	$1,680,930	$6,948	$1,673,982
Water Improvements	$298,757	($66,106)	$232,651	$209,386	$23,265
Sewer Improvements	$1,024,701	($128,680)	$896,021	$806,419	$89,602
Storm Drainage Improvements	$265,777	($127,835)	$137,941	$642	$137,299
Parks, Landscaping, and Hardscaping	$1,319,206	($0)	$1,319,206	$0	$1,319,206
Other Soft and Miscellaneous Costs	$2,377,833	($153,395)	$2,224,438	$228,956	$1,995,482
Subtotal: Major Improvements	*$7,227,607*	*($736,420)*	*$6,491,187*	*$1,252,351*	*$5,238,836*
Bond Issuance Costs					
Cost of Issuance	$1,552,615	$0	$1,552,615	$1,552,615	$0
Capitalized Interest	$3,243,992	$0	$3,243,992	$3,243,992	$0
Reserve Fund	$2,268,179	$0	$2,268,179	$2,268,179	$0
Administrative Expense	$75,000	$0	$75,000	$75,000	$0
Placement Agent's Fee	$164,600	$0	$164,600	$164,600	$0
Subtotal: Bond Issuance Costs	*$7,304,387*	*$0*	*$7,304,387*	*$7,304,387*	*$0*
Total Uses	**$35,826,073**	**$0**	**$35,826,073**	**$14,513,280**	**$21,312,793**

1 – According to Draw Request #11 approved by the Town on June 23, 2022.

Improvement Area #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Improvement Area #1 Improvement aggregate budget.

Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on May 11, 2021, the initial total estimated costs of the Phases #2-4 Major Improvements were equal to $7,687,918. According to

the Developer, there has been no change to the total initial estimated costs as provided in draw request #1, which was approved by the Town on June 23, 2022.

Table II-A-2 below summarizes the updated sources and uses of funds required to (1) construct the Phases #2-4 Major Improvements, (2) establish the PID, and (3) issue the Series 2021 Bonds.

Table II-A-2
Updated Sources and Uses – Phases #2-4 Major Improvements

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget[1]	Amount Spent to Date[1]	Remaining Balance
Par amount	$10,280,000	$0	$10,280,000	$4,788,475	$5,491,525
Other funding sources					
Developer contributions	$0	$0	$0	$0	$0
Subtotal: Other funding sources	*$0*	*$0*	*$0*	$0	$0
Total Sources	**$10,280,000**	**$0**	**$10,280,000**	**$4,788,475**	**$5,491,525**
Uses of Funds					
Major Improvements					
Roadway Improvements	$2,064,973	$0	$2,064,973	7,389.88	$2,057,583
Water Improvements	$317,784	$0	$317,784	$286,006	$31,778
Sewer Improvements	$1,089,962	$0	$1,089,962	$980,966	$108,996
Storm Drainage Improvements	$282,703	$0	$282,703	$683	$282,020
Parks, Landscaping, and Hardscaping	$1,403,224	$0	$1,403,224	$0	$1,403,224
Other Soft and Miscellaneous Costs	$2,529,272	$0	$2,529,272	$921,348	$1,607,924
Subtotal: Major Improvements	*$7,687,918*	*$0*	*$7,687,918*	$2,196,392	$5,491,525
Bond Issuance Costs					
Cost of Issuance	$784,385	$0	$784,385	$784,385	$0
Capitalized Interest	$1,013,008	$0	$1,013,008	$1,013,008	$0
Reserve Fund	$708,289	$0	$708,289	$708,289	$0
Administrative Expense	$35,000	$0	$35,000	$35,000	$0
Placement Agent's Fee	$51,400	$0	$51,400	$51,400	$0
Subtotal: Bond Issuance Costs	*$2,592,082*	*$0*	*$2,592,082*	$2,592,082	$0
Total Uses	**$10,280,000**	**$0**	**$10,280,000**	**$4,788,475**	**$5,491,525**

1 – According to Draw Request #1 approved by the Town on June 23, 2022.

Phases #2-4 Major Improvement Area Cost Variances

As stated in Table II-A-2 above, there are no significant variances to the Phases #2-4 Major Improvement aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Annual Indebtedness and Projected Annual Installments (2021-2028)

Assessment Year ending 09/01[1]	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Series 2021 Bonds	Major Improvement Annual Installments	Phase #1 Annual Installments
2021-22	$46,106,073	$43,200,000	$2,906,073	$0	$0
2023	$0	$0	$0	$461,634	$1,473,416
2024	$0	$0	$0	$796,258	$2,502,999
2025	$0	$0	$0	$797,292	$2,504,009
2026	$0	$0	$0	$792,754	$2,508,289
2027	$0	$0	$0	$792,937	$2,505,544
2028	$0	$0	$0	$792,547	$2,501,068
Total	**$46,106,073**	**$43,200,000**	**$2,906,073**	**$4,433,421**	**$13,995,325**

1 - Annual Installments for Assessment Years ending 2021-23 represent actual amounts billed and include applicable credits. Assessment Years ending 2024-2028 represent projected amounts and will be updated in future Annual Service Plan Updates.

C. STATUS OF DEVELOPMENT

Improvement Area #1

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the expected completion date for the Improvement Area #1 Improvements is the second quarter of 2023.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the early grading permit was issued July 14, 2021.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the full civil engineering for Phase #1 and Phase #1L. Phases #1G and #1M are anticipated to be approved by the second quarter of 2022.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, excavation is complete for Phases #1 and #1L, and is 60% complete for Phases #1M.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the wet utilities for Phase #1 and Spiritas Parkway are 50% complete.

Major Improvement Area

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the expected completion date for the Improvement Area #1 Improvements is the second quarter of 2023.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the early grading permit was issued July 14, 2021.

According to the Developer's Quarterly Improvement Implementation Report dated March 31, 2022, the wet utilities for Major Improvement Area are 40% complete.

See Appendix C for 2022 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

Improvement Area #1 - Annual Installments – 2022-23

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2021 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2021 Bonds commencing with the issuance of the Series 2021 Bonds. The effective interest rate on the Series 2021 Bonds for 2022-23 is 5.38 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2021 Bonds (5.38 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #1 portion of the Series 2021 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Improvement Area #1 Annual Installments to be Collected for 2022-23

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Improvement Area #1 Annual Installments to be Collected for 2022-23

	Improvement Area #1 portion of the Series 2021 Bonds
Interest payment on March 1, 2023	$884,725
Interest payment on September 1, 2023	$884,725
Principal payment on September 1, 2023	$495,000
Subtotal - Debt Service Payments	*$2,264,450*
Administrative Expenses	$76,500
Excess Interest for Prepayment & Delinquency Reserves	$164,600
Subtotal Expenses	*$2,505,550*
Available Reserve Fund Income	$0
Available Capitalized Interest Funds	($1,017,434)
Available Administrative Expense Funds	($14,700)
Subtotal funds available	*($1,032,134)*
Annual Installments	**$1,473,416**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $884,725 and on September 1, 2023 in the amount of $884,725, which equal interest on the outstanding Improvement Area #1 Assessments balance of $32,920,000 for six months each and an effective interest rate of 5.38 percent. Annual Installments to be collected include a principal payment of $495,000 due on September 1, 2023 for Improvement Area #1's portion of the Series 2021 Bonds. As a result, total principal and interest due for the Improvement Area #1 Assessments portion of the Series 2021 Bonds for 2022-23 is estimated to be $2,264,450.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-D-2 below, the total Improvement Area #1 administrative expenses to be collected for 2022-23 are estimated to be $76,500.

Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$10,000
PID Administrator	$45,200
Audit	$6,000
Trustee	$4,000
Contingency	$11,300
Total	**$76,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $164,600, which equals 0.5 percent interest on the outstanding Improvement Area #1's portion of the Series 2021 Bonds balance of $32,920,000.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the Improvement Area #1's portion of the 2022-23 Annual Installment.

Available Capitalized Interest Account

Pursuant to Section 6.4 (c) of the Trust Indenture, $1,017,434 should be used to pay interest on Improvement Area #1's portion of the Series 2021 Bonds on the semi-annual interest payment date of March 1, 2023. As a result, there are $1,017,434 in funds anticipated to be available to pay Improvement Area #1's portion of the Series 2021 Bonds debt service for Assessment Year ending September 1, 2023.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $89,613. Approximately, $59,613 are anticipated to be used until January 31, 2023. As a result, there is $14,700 anticipated to be available in the Administrative Expense Fund to reduce Improvement Area #1's portion of the 2022-23 Annual Installment.

E. Annual Installments Per Unit - Improvement Area #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Area #1 portion of the Series 2021 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #1.

According to the Service and Assessment Plan, 1,057 units, representing 824.33 total Equivalent Units, are anticipated to be built within Improvement Area #1 of the PID. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $1,712.44 (i.e. ($2,264,450 - $1,017,434 + $164,600) ÷ 824.33 = $1,712.44) and the net Administrative Expenses to be collected from each Equivalent Unit will be $74.97 (i.e. ($76,500 - $14,700) ÷ 824.33 = $74.97). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be $1,787.41. The Annual Installment to be collected from each Parcel within Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,787.41 by the total estimated Equivalent Units for each Parcel in Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #1 for 2022-23 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Improvement Area #1

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 FT	$1,787.41	1.00	$1,787.41
50 FT	$1,787.41	0.83	$1,483.55
40 FT	$1,787.41	0.67	$1,197.57

The list of Parcels within Improvement Area #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. Annual Budget – Major Improvement Area

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Series 2021 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2021 Bonds commencing with the issuance of the Series 2021 Bonds. The effective interest rate on the Series 2021 Bonds for 2022-23 is 5.38 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2021 Bonds (5.38 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Area portion of the Series 2021 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Phases #2-4 Major Improvement Area Annual Installments to be Collected for 2022-23

The budget for the Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-F-1 on the following page.

Table II-F-1
Budget for the Major Improvement Area
Annual Installments to be Collected for 2022-23

	Major Improvement Area portion of the Series 2021 Bonds
Interest payment on March 1, 2023	$276,275
Interest payment on September 1, 2023	$276,275
Principal payment on September 1, 2023	$155,000
Subtotal - Debt Service Payments	*$707,550*
Administrative Expenses	$35,700
Excess Interest for Prepayment & Delinquency Reserves	$51,400
Subtotal Expenses	*$794,650*
Available Reserve Fund Income	$0
Available Capitalized Interest Funds	($317,716)
Available Administrative Expense Funds	($15,300)
Subtotal funds available	*($333,016)*
Annual Installments	**$461,634**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $276,275 and on September 1, 2023 in the amount of $276,275, which equal interest on the outstanding Major Improvement Area Assessments balance of $10,280,000 for six months each and an effective interest rate of 5.38 percent. Annual Installments to be collected include a principal payment of $155,000 due on September 1, 2023 for the Major Improvement Area portion of the Series 2021 Bonds. As a result, total principal and interest due for the Major Improvement Area Assessments portion of the Series 2021 Bonds for 2022-23 is estimated to be $707,550.

Administrative Expenses

Administrative expenses include the Town, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 on the following page, the total Major Improvement administrative expenses to be collected for 2022-23 are estimated to be $35,700.

Table II-F-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$4,600
PID Administrator	$24,000
Audit	$2,500
Trustee	$0
Contingency	$4,600
Total	**$35,700**

1- The Trustee fee is fully funded through the Improvement Area #1's portion of administrative expenses.

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $51,400, which equals 0.5 percent interest on the outstanding Major Improvement Area's portion of the Series 2021 Bonds balance of $10,280,000.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the Major Improvement Area's portion of the 2022-23 Annual Installment.

Available Capitalized Interest Account

Pursuant to Section 6.4 (c) of the Trust Indenture, $317,716 should be used to pay interest on the Major Improvement Area's portion of the Series 2021 Bonds on the semi-annual interest payment date of March 1, 2023. As a result, there are $317,716 anticipated to be available to pay the Major Improvement Area's portion of the Series 2021 Bonds debt service for Assessment Year ending September 1, 2023.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $89,613. Approximately, $59,613 are anticipated to be used until January 31, 2023. As a result, there are $15,300 anticipated to be available in the Administrative Expense Fund to reduce the Major Improvement Area's portion of the 2022-23 Annual Installment.

G. Annual Installments Per Unit - Major Improvement Area

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Major Improvement Area portion of the

Series 2021 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of the Major Improvement Area.

According to the Service and Assessment Plan, 1,099 units representing 876.83 total Equivalent Units are anticipated to be built within the Major Improvement Area of the PID. Accordingly, the net principal, interest, and prepayment and reserve portion of Annual Installments to be collected from each Equivalent Unit will be $503.21 (i.e. ($707,550 – $317,716 + $51,400) ÷ 876.83 = $503.21) and the Administrative Expenses to be collected from each Equivalent Unit will be $23.27 (i.e. ($35,700 - $15,300) ÷ 876.83 = $23.27). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $526.48 for each Parcel within the Major Improvement Area. The Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $526.48 by the total estimated Equivalent Units for each Parcel in the Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2022-23 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Phases #2-4 Major Improvement Area

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 Ft	$526.48	1.00	$526.48
50 Ft	$526.48	0.83	$436.98
40 Ft	$526.48	0.67	$352.74

The list of Parcels within the Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2022-23 are shown in the assessment roll summary attached hereto as Appendix E.

H. Bond Redemption Related Updates

The Series 2021 Bonds were issued in 2021. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem the Series 2021 Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2026**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this

preliminary evaluation, the Administrator believes a refunding of the Series 2021 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

(remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the Town Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.I of the Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix D and Appendix E of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

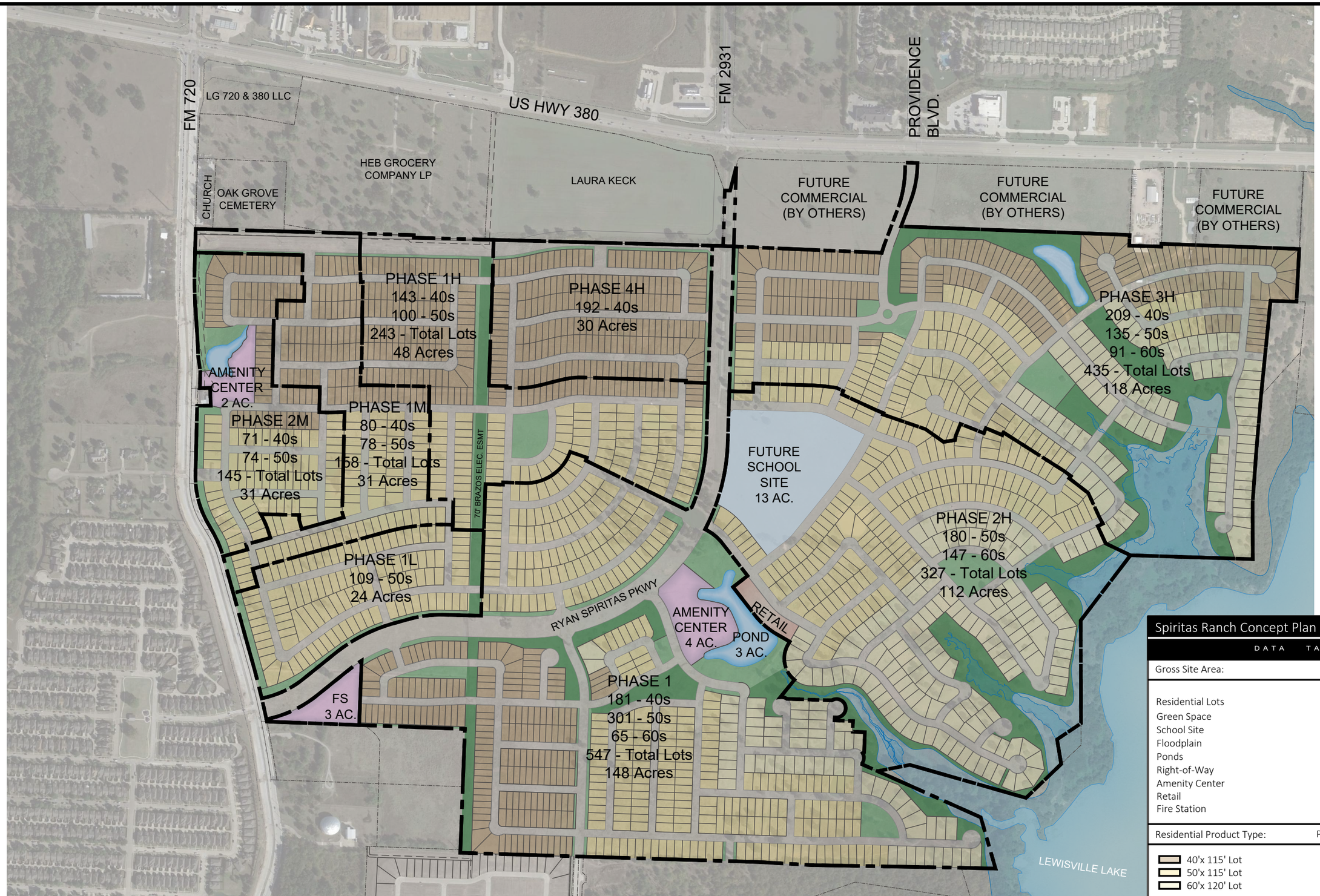
The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

As of July 31, 2022 there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 W. Eldorado Parkway, Little Elm, Texas 75068.

APPENDIX A
SPIRITAS RANCH PID MAP



Spiritas Ranch Concept Plan 28

DATA TABLE

Gross Site Area:		545+/-
	Acres	Gross %
Residential Lots	433	80%
Green Space	49	9%
School Site	13	2%
Floodplain	16	3%
Ponds	5	1%
Right-of-Way	17	3%
Amenity Center	7	1%
Retail	2	0.5%
Fire Station	3	0.5%

Residential Product Type:	Phase 1	Future	Total
40'x 115' Lot	404	472	876
50'x 115' Lot	588	389	977
60'x 120' Lot	65	238	303
Total Lots	1,057	1,099	2,156
Total Acres	251	294	545

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SPIRITAS RANCH DEVELOPMENT
TOWN OF LITTLE ELM , DENTON COUNTY, TEXAS

SCALE: 1"=500'
DATE: MAR. 2021

CENTURION AMERICAN

S:\2019\2019017-00 Spiritas Ranch\CAD\EXHIBITS\20190170OLP28SpiritasRanchConceptPlan 03292021.dwg Mar 29,2021 - 11:17 am chancock

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of July 31, 2022 there has been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE BY PHASE

SPIRITAS RANCH PID

2022 Preliminary Value

Phase	Parcels[1]	2022 Preliminary Value[1]
Improvement Area #1 and Major Improvement Area	14	$26,008,078
Total	**14**	**$26,008,078**

1 - Parcel preliminary assessed values reflect 2022 values, inclusive of applicable exemptions, in accordance with Denton Central Appraisal District records.

APPENDIX D
IMPROVEMENT AREA #1 ASSESSMENT ROLL – 2022-23

SPIRITAS RANCH PID
Improvement Area #1 Assessment Roll Summary
2022-23

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
38076, 38089, 38226, 111275, 465354, 746126, 967339, 983733, 983734	824.33	$32,920,000	$495,000.00	$752,016.25	$164,600.00	$61,800.00	$1,473,416.25
Total	**824.33**	**$32,920,000**	**$495,000.00**	**$752,016.25**	**$164,600.00**	**$61,800.00**	**$1,473,416.25**

APPENDIX E
MAJOR IMPROVEMENT ASSESSMENT ROLL – 2022-23

SPIRITAS RANCH PID
Major Improvement Area Assessment Roll Summary
2022-23

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
38076, 38089, 38094, 38102, 38191, 38193, 38226, 111275, 465354, 967339, 967340	876.83	$10,280,000	$155,000.00	$234,833.75	$51,400.00	$20,400.00	$461,633.75
Total	**876.83**	**$10,280,000**	**$155,000.00**	**$234,833.75**	**$51,400.00**	**$20,400.00**	**$461,633.75**

APPENDIX F
PID ASSESSMENT NOTICE

Appendix F

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Spiritas Ranch Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. U.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1681 Approving the 2022-2023 Annual Service Plan Update for the Spiritas East Public Improvement District.**

DESCRIPTION:

The Spiritas East Public Improvement District was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on November 16, 2021. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Spiritas East Public Improvement District.

Municap, Inc.'s scope of services includes the annual determination of the special assessments to be collected from the property within the PID boundaries as well as updating the service and assessment plan and special assessment roll. In compliance with Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

This document is the annual update of the Service and Assessment Plan for 2022-2023 (Assessment Year 9/1/2022-8/31/2023). This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Spiritas East Annual PID Assessment for 2022-2023. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1681

Spiritas East 2022-2023 SAP
Staff Report Spiritas East PID

TOWN OF LITTLE ELM

ORDINANCE NO. 1681

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE SPIRITAS EAST PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 1116202103 adopted on November 16, 2021, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Spiritas East Public Improvement District (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on October 19, 2021 in DENTON RECORD-CHRONICLE, a newspaper of general circulation in the Town; and

WHEREAS, on December 21, 2021, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1649 approving the Spiritas East Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the bonds and reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Spiritas East Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16TH DAY OF AUGUST 2022.

Approved by _____ **Date** _____
Mayor

Approved to form by _____ **Date** _____
Town Attorney

Certified by _____ **Date** _____
Town Secretary

SPIRITAS EAST
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SPIRITAS EAST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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I. INTRODUCTION

The Spiritas East Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 1116202103 approved by the Town Council of Little Elm, Texas (the "Town Council") on November 16, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On December 21, 2021, the Town of Little Elm, Texas (the "Town") approved issuance of the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2022 (Spiritas East Public Improvement District Project) (the "Series 2022 Bonds") in the aggregate principal amount of $4,650,000, to finance the costs of certain public improvements for the benefit of the property in the PID. The Series 2022 Bonds closed on January 14, 2022.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

The Town also adopted the Assessment Roll (the "Assessment Roll") attached as Appendix G, to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into

without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on December 21, 2021, the initial total estimated costs of the Authorized Improvements were equal to $4,285,678. According to the Developer, there has been no change to the total initial estimated costs as provided in draw request #6, which was approved by the Town on June 15, 2022.

Table II-A-1 on the following page summarizes the budget line-item changes and updated sources and uses of funds required to (1) construct the Authorized Improvements (2) establish the PID, and (3) issue the Series 2022 Bonds.

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Table II-A-1
Sources and Uses

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Amount Spent to Date	Remaining Balance
Par amount	$4,650,000	$0	$4,650,000		
Plus: original issue discount	($19,098)	$0	($19,098)		
Net Par Amount	*$4,630,902*	*$0*	*$4,630,902*	*$1,493,774*	*$3,137,128*
Other funding sources					$0
Developer contributions	$664,006	$0	$664,006	$0	$664,006
Subtotal: Other funding sources	*$664,006*	*$0*	*$664,006*	*$0*	*$664,006*
Total Sources	**$5,294,907**	**$0**	**$5,294,907**	**$1,493,774**	**$3,801,133**
Uses of Funds					
Authorized Improvements					$0
Roadway Improvements	$1,777,602	$0	$1,777,602	$0	$1,777,602
Water Improvements	$422,136	$0	$422,136	$0	$422,136
Sewer Improvements	$644,200	$0	$644,200	$0	$644,200
Storm Drainage Improvements	$681,241	$0	$681,241	$0	$681,241
Other Soft and Miscellaneous Costs	$760,499	$0	$760,499	$484,544	$275,955
Subtotal: Authorized Improvements	*$4,285,678*	*$0*	*$4,285,678*	*$484,544*	*$3,801,134*
Bond Issuance Costs					$0
Cost of Issuance	$265,150	$0	$265,150	$265,150	$0
Capitalized Interest	$286,562	$0	$286,562	$286,562	$0
Reserve Fund	$278,018	$0	$278,018	$278,018	$0
Administrative Expense	$40,000	$0	$40,000	$40,000	$0
Placement Agent's Fee	$139,500	$0	$139,500	$139,500	$0
Subtotal: Bond Issuance Costs	*$1,009,229*	*$0*	*$1,009,229*	*$1,009,229*	*$0*
Total Uses	**$5,294,907**	**$0**	**$5,294,907**	**$1,493,774**	**$3,801,133**

1 – According to Draw Request #6 approved by the Town on June 15, 2022.

Authorized Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Authorized Improvement aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Indebtedness and Projected Annual Installments (2022-2028)

Assessment Year Ending 09/01[1]	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Annual Installments
2022	$5,294,907	$4,650,000	$664,006	$0
2023	$0	$0	$0	$50,300[2]
2024	$0	$0	$0	$342,611
2025	$0	$0	$0	$342,618
2026	$0	$0	$0	$343,530
2027	$0	$0	$0	$343,308
2028	$0	$0	$0	$342,992
Total	**$5,294,907**	**$4,650,000**	**$664,006**	**$1,765,359**

1 - Assessment years ending 2022 through 2023 reflect actual Annual Installment amounts billed and include applicable credits. Assessment years ending 2024 through 2028 represent projected Annual Installments and are subject to change.
2 – Includes capitalized interest funds anticipated to be available for the September 1, 2023 debt service payment.

C. Status of Development

According to the Series 2022 Bonds Limited Offering Memorandum (the "Limited Offering Memorandum"), the Developer expects to commence development of the Authorized Improvements by the second quarter of 2022.

According to the Limited Offering Memorandum, the expected completion date for the Authorized Improvements is the fourth quarter of 2023 with an expected final lot sale date of the fourth quarter of 2025.

D. Annual Budget

Annual Installments – 2022-23

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2022 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2022 Bonds commencing with the issuance of the Series 2022 Bonds. The effective interest rate on the Series 2022 Bonds for 2022-23 is 3.78 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest

rate on the Series 2022 Bonds (3.78 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Trust Indenture such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Authorized portion of the Series 2022 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Authorized Annual Installments to be Collected for 2022-23

The budget for Authorized of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-D-1 on the following page.

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Table II-D-1
Budget for the Authorized Annual Installments
to be Collected for 2022-23

	Series 2022 Bonds
Interest payment on March 1, 2023	$87,873
Interest payment on September 1, 2023	$87,873
Principal payment on September 1, 2023	$0
Subtotal - Debt Service Payments	*$175,745*
Administrative Expenses	$50,300
Excess Interest for Prepayment & Delinquency Reserves[1]	$0
Subtotal Expenses	*$226,045*
Available Reserve Fund Income	$0
Available Capitalized Interest Funds	($175,745)
Available Administrative Expense Funds	$0
Subtotal funds available	*($175,745)*
Annual Installments	**$50,300**

1 – Excess interest for prepayment and delinquency reserves are not needed to be funded as available capitalized interest funds are available to pay the Series 2022 Bonds for Assessment Year ending September 1, 2023.

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $87,873 and on September 1, 2023 in the amount of $87,873, which equal interest on the outstanding Assessment balance of $4,650,000 for six months each and an effective interest rate of 3.78 percent. There is no principal payment due on September 1, 2023 for the Series 2022 Bonds. As a result, total principal and interest due in 2022-23 for the Series 2022 Bonds is estimated to be $175,745.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, auditor, Trustee, and contingency fees. As shown in Table II-D-2 on the following page, the total Authorized administrative expenses to be collected for 2022-23 are estimated to be $50,300.

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Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$10,000
PID Administrator	$24,000
Audit	$7,500
Trustee	$4,000
Contingency	$4,800
Total	**$50,300**

Excess Interest for Prepayment and Delinquency Reserve

Excess interest for prepayment and delinquency reserves are not needed to be funded for Assessment Year ending September 1, 2023 as capitalized interest funds are anticipated to be available to fund the debt service obligations for the Assessment Year ending September 1, 2023.

Available Reserve Fund Income

As of June 30, 2022, the balance in the Reserve Fund was $278,018, which represents the Bond Reserve Requirement of $278,018. Pursuant to Section 6.7 (e) of the Trust Indenture, any excess funds within the Reserve Fund should be transferred to the Principal & Interest Account and used to pay interest on the Series 2022 Bonds on the next interest payment date. As a result, there are no funds anticipated to be available to pay the Series 2022 Bonds debt service for Assessment Year ending September 1, 2023.

Available Capitalized Interest Account

Pursuant to Section 6.4 (c) of the Trust Indenture, $175,745 should be used to pay interest on the Series 2022 Bonds on the interest payment dates for Assessment Year ending September 1, 2023. As a result, there are $175,745 in funds anticipated to be available to pay the Series 2022 Bonds debt service for Assessment Year ending September 1, 2023.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $37,378. All funds are anticipated to be used until January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2022-23 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Authorized portion of the Series 2022

Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses.

According to the Service and Assessment Plan, 146 units, representing 113.24 total Equivalent Units, are anticipated to be built within the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $0.00 (i.e. ($175,745 - $175,745) ÷ 113.24 = $0.00) and the net Administrative Expenses to be collected from each Equivalent Unit will be $444.19 (i.e. $50,300 ÷ 113.24 = $444.19). As a result, the total Annual Installment to be collected from each Equivalent Unit within the PID will be $444.19. The Annual Installment to be collected from each Parcel is calculated by multiplying the Annual Installment for each Equivalent Unit of $444.19 by the total estimated Equivalent Units for each Parcel in the PID.

The Annual Installment due to be collected from each Land Use Class for 2022-23 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
50 FT	$444.19	1.00	$444.19
40 FT	$444.19	0.72	$319.82

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. Bond Redemption Related Updates

The Series 2022 Bonds were issued in 2022. Pursuant to Section 4.3 of the Trust Indenture, the Town reserves the right and option to redeem the Series 2022 Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the applicable Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2022 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the Town Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E. of the Service and Assessment Plan.

The summary of updated Assessment Roll is shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated Equivalent Units to be built on each newly subdivided Parcel
D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

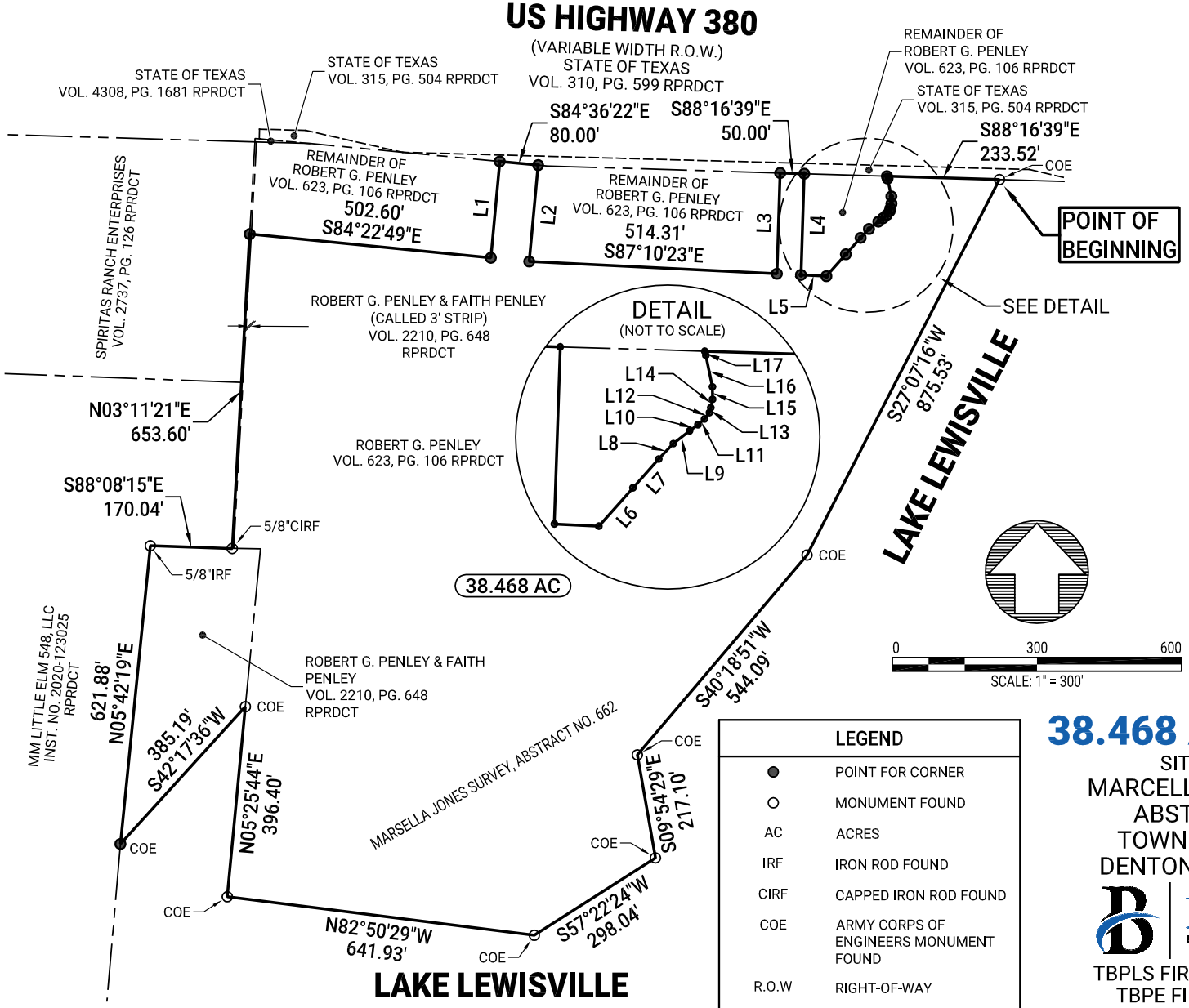
The calculation of the estimated Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

As of July 31, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 W. Eldorado Parkway, Little Elm, Texas 75068.

APPENDIX A
SPIRITAS EAST PID MAP



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N05°15'54"E	200.74'
L2	S05°15'54"W	201.00'
L3	N01°53'44"E	209.31'
L4	S01°53'44"W	210.27'
L5	S87°10'23"E	52.86'
L6	N41°38'43"E	60.89'
L7	N41°48'16"E	45.80'
L8	N43°25'46"E	25.15'
L9	N51°51'09"E	24.67'
L10	N54°02'19"E	12.14'
L11	N48°36'19"E	10.43'
L12	N37°47'16"E	9.58'
L13	N15°43'13"E	5.97'
L14	N12°02'26"E	10.27'
L15	N00°46'57"W	14.90'
L16	N11°51'34"W	38.07'
L17	N14°47'27"W	5.08'

LEGEND	
●	POINT FOR CORNER
○	MONUMENT FOUND
AC	ACRES
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
COE	ARMY CORPS OF ENGINEERS MONUMENT FOUND
R.O.W	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

38.468 ACRE TRACT

SITUATED IN THE
MARCELLA JONES SURVEY,
ABSTRACT NO. 662
TOWN OF LITTLE ELM,
DENTON COUNTY, TEXAS

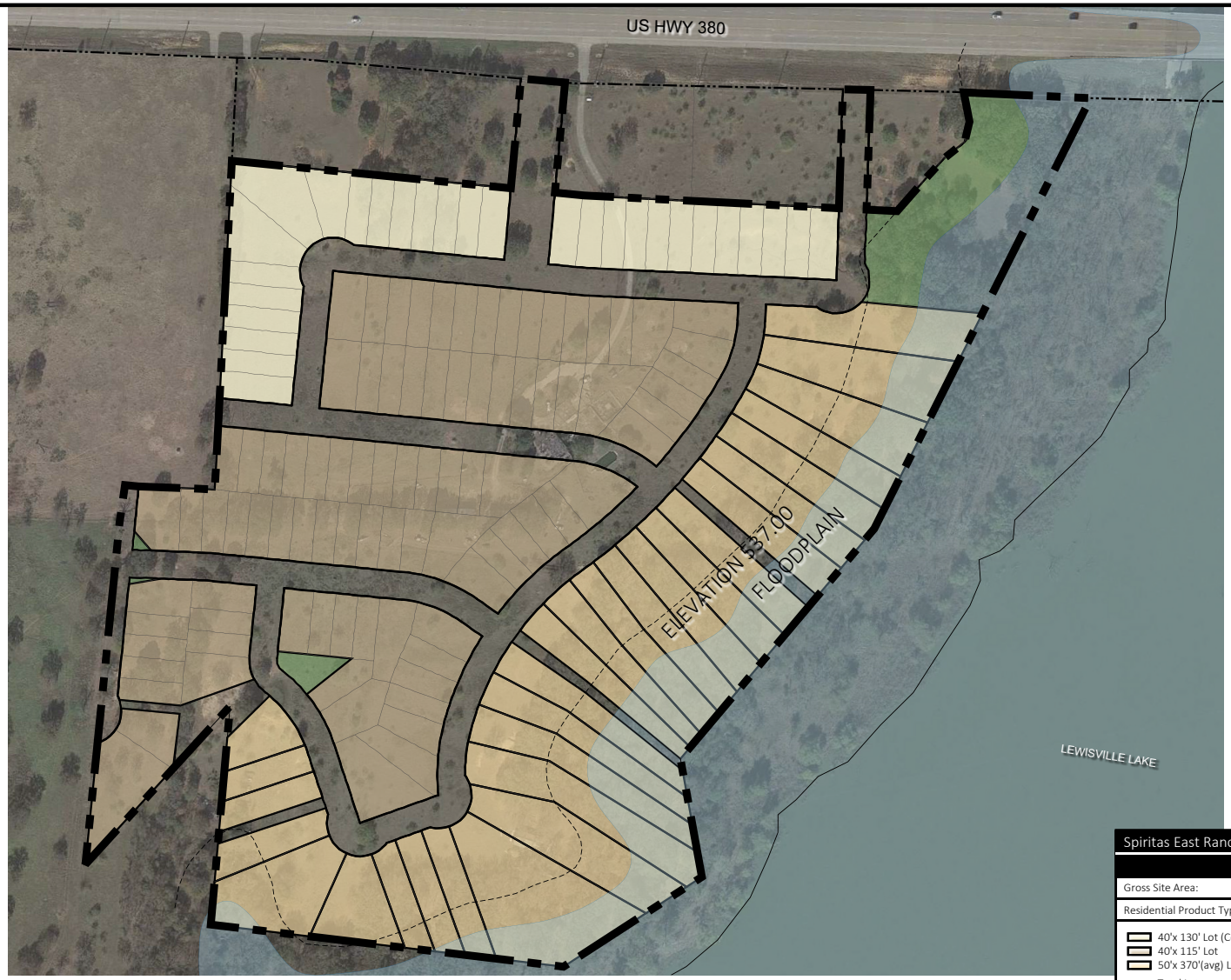
BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-E
DATE October 2021

NOTES:
This document was prepared under 22 TAC Â§663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999849393).

TECH=CJG
SCALE 1"=300'

S:\2019\2019017-E Spiritas Ranch East\SURVEY\Exhibit_017-E-EXH-38.468AC PID Tract_017-E-EXH-38.468AC PID Tract.dwg
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Spiritas East Ranch Concept Plan 2	
DATA TABLE	
Gross Site Area:	43+/-
Residential Product Type:	Total
40'x 130' Lot (Courtyard Lots)	28
40'x 115' Lot	89
50'x 370'(avg) Lot	29
Total Lots	146

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

SPIRITAS RANCH EAST DEVELOPMENT
TOWN OF LITTLE ELM , DENTON COUNTY, TEXAS

SCALE: 1"=500'
DATE: Aug. 2021

S:\2019\20190017.E Spiritas Ranch East\CAD\EXHIBITS\20190170(0_P32nSpiritasEastPD102720211.dwg Nov 10 2021 - 10:01 am chancock

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of July 31, 2022, there has been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE

Appendix C
Spiritas East PID
2022 Assessed Value

	Parcels	2022 Assessed Value[1]
Spiritas East	2	$4,482,776
Total	**2**	**$4,482,776**

1 - Parcel assessed values reflect 2022 values, inclusive of applicable exemptions, in accordance with Denton Central Appraisal District online records as of July 11, 2022.

APPENDIX D
ASSESSMENT ROLL – 2022-23

SPIRITAS EAST PID
Assessment Roll Summary
2022-23

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
38197, 147906	113.24	$4,650,000	$0.00	$0.00	$0.00	$50,300.00	$50,300.00
Total	**113.24**	**$4,650,000**	**$0.00**	**$0.00**	**$0.00**	**$50,300.00**	**$50,300.00**

APPENDIX E
PID ASSESSMENT NOTICE

Appendix E

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Spiritas East Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Finance Department
Kelly Wilson, Chief Financial Officer
Phone: 214-975-0415
kwilson@littleelm.org

TOWN COUNCIL
CONSENT AGENDA
Date: August 16, 2022

PROJECT
Consider and Action to adopt **Ordinance No. 1681** an Ordinance of the Town of Little Elm, Texas approving the 2022-2023 Annual Service Plan Update for the **Spiritas East Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2022 Certified Estimated TAV	$4,482,776

Infrastructure Improvements

Infrastructure	Total Investment
Road improvements	$1,777,602
Water distribution system improvements	$422,136
Sanitary sewer improvements	$644,200
Storm drainage improvements	$681,241
Parks, landscaping, and hardscaping	$0
Other soft and miscellaneous costs	$760,499
Total Improvement Cost	**$4,285,678**

Completed Homes as of June 30, 2022

Phase	Total Lots to be Developed	Completed Homes	Percent Complete
Improvement Area	146	0	0%
Total	**146**	**0**	**0%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Major Improvement Area	$4,650,000	30 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1681

ATTACHMENTS
Ordinance No. 1681
Exhibit A – Spiritas East Public Improvement District Annual Service Plan
(Assessment Year 9/1/2022-8/31/2023)

Date:	08/16/2022
Agenda Item #:	6. V.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0816202204 Approving Certain Project Expenditures for TIRZ 4; Providing a Severability Clause; and Providing an Effective Date.**

DESCRIPTION:

On August 16, 2022 the Tax Increment Reinvestment Zone Four Board approved Resolution No. 0816202201T4, to approve a payment from the Incremental Tax Revenues Collected from the TIRZ Four Fund. Revenues were collected from incremental tax revenue from fiscal year 2021-2022. Funds will be disbursed to the Valencia on the Lake Public Improvement District not to exceed $696,346 as identified in Exhibit A.

BUDGET IMPACT:

Not applicable.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0816202204

Valencia PID 2022-2023 SAP

TOWN OF LITTLE ELM, TEXAS

RESOLUTION NO. 0816202204

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm, Texas (hereinafter referred to as the "Town"), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the Town as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on July 1, 2014, pursuant to and as required by the Act, the governing body of the Town (hereinafter referred to as the "Town Council") approved and adopted by Ordinance No. 1221, a *Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Four, Town of Little Elm, Texas*, for a tax increment reinvestment zone containing approximately 448 acres of property located within the Town of Little Elm, Texas; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Four, Town of Little Elm, Texas, authorized through the passage of **Resolution Number 0816202201T4** on August 16, 2022, the certain expenditures of the Incremental Tax Revenues Collected for fiscal year 2021-2022 to be disbursed to **Valencia on the Lake Public Improvement District not to exceed $696,346** as identified in **Exhibit A**; of which the Board found were authorized expenditures under the Act; and

WHEREAS, the Town Council desires to approve and authorize the expenditures approved by the Board of Directors of Reinvestment Zone Number Four, Town of Little Elm, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the Town Council hereby approves the expenditures approved by the Board of Directors of Reinvestment Zone Number Four, Town of Little Elm, Texas, Incremental Tax Revenues Collected for fiscal year 2021-2022 to be disbursed to **Valencia on the Lake PID** not to exceed **$696,346** as identified in **Exhibit A.**

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or

unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board of Directors hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16th DAY OF AUGUST 2022.

_____
Curtis Cornelious, Mayor

ATTEST:

_____
Caitlan Biggs, Town Secretary

APPROVED AS TO FORM:

_____
Robert F. Brown, Town Attorney

Exhibit A

TIRZ Four Credit Total per Area

Area	2021-2022 Estimated TIRZ Credit
Phase One	$235,921
Major Improvement Area	$71,420
Phase Two	$389,005
Total	**$696,346**

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX H – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Valencia Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the Town Council on September 13, 2013 to finance certain public improvement projects for the benefit of the property in the PID.

On February 21, 2014, the Town of Little Elm (the "Town") approved the issuance of the Town of Little Elm Texas Special Assessment Revenue Bonds, Series 2014 (Valencia Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $4,000,000, and the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2014 (Valencia Public Improvement District Phases #2-5 Major Improvement Project) (the "Phases #2-5 Bonds") in the aggregate principal amount of $12,240,000. The Phase #1 Bonds and Phases #2-5 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of $3,435,000 and, reimbursement obligations for the Phase #2 Reimbursement Agreement in the aggregate principal amount of $11,220,000 are secured by Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

On February 20, 2018, the Town approved the issuance of the Phase #1 Refunding and Improvement Bonds, the Improvement Area #2 Refunding and Improvement Bonds, and the Major Improvement Area Refunding Bonds. The Phase #1 Refunding and Improvement Bonds were issued to refund the Series 2014 Phase #1 Bonds and refinance the Phase #1 Reimbursement Agreement and are secured by the Phase #1 Assessments. The Improvement Area #2 Refunding and Improvement Bonds were issued to refund the pro rata portion of the Series 2014 Major Improvement Bonds relating to Improvement Area #2 and to refinance the pro rata portion of the Phase #2 Reimbursement Agreement relating to the Improvement Area #2 Local Improvements and are secured by the Improvement Area #2 Assessments. The Major Improvement Area Refunding Bonds were issued to refund the pro rata portion of the Series 2014 Major Improvement Bonds relating to Phase #2B, Improvement Area #3, and Phase #4 and are secured by the Assessments shown on the Major Improvement Area Assessment Roll.

On December 7, 2021, the Town approved the issuance of the Improvement Area #3 Bonds. The Improvement Area #3 Bonds were issued for the Phase #2B-1 Authorized Improvements and to replace the Phase #3B portion of the Phase #2 Reimbursement Agreement and are secured by the Assessments shown on the Improvement Area #3 Assessment Roll.

The Service and Assessment Plan was initially updated on June 6, 2017 for Phase #2, was updated again on February 20, 2018 for refunding and phased PID bond issuances, and updated once more on December 7, 2021 for Improvement Area #3 (collectively, the "Updated Service and Assessment Plan") to incorporate the refunding and additional bond issuances described above. Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2022-23.

The Town also adopted the Phase # 1 Assessment Roll, Major Improvement Area Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll attached as Appendix G, Appendix F, Appendix H, and Appendix I, respectively, to the Updated Service and Assessment Plan, identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms used herein shall have the meanings specified in the Updated Service and Assessment Plan, unless defined otherwise in this update.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 20, 2018, the initial total estimated costs of the Phase #1 Improvements, including Phase #1's share of Major Improvement costs and bond issuance, were equal to $7,435,000. According to the Developer, the actual costs spent to date of the Phase #1 Improvements, including Phase #1's share of Major Improvements costs and bond issuance, were equal to $7,377,835 as of July 14, 2022. As described in the Closing Instruction Letter dated March 15, 2018, the actual issuance costs of the Phase #1 Refunding and Improvement Bonds were $1,457,006.

According to the Developer Quarterly Improvement Implementation Report dated December 31, 2017, the Phase #1 Improvements were completed and accepted by the Town on June 24, 2015.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Refunding and Improvement Bonds. For additional details regarding the Phase #1 Improvements, refer to the following link for the most recent Developer's Quarterly Improvement Implementation Report.

https://emma.msrb.org/ES1022227-ES799705-ES1201049.pdf

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Table II-A-1
Updated Sources and Uses of Funds
Phase #1 Refunding and Improvement Bonds

Sources of Funds	Initial Budget	Budget Changes[1]	Revised Budget[1]	Actual Funded[1]	Remaining to be Funded[1]
Bond par amount (Series 2014)	$505,002	$0	$505,002	$505,002	$0
Bond Par Amount (Series 2018 Refunding)	$6,929,998	($754,227)	$6,175,771	$6,175,771	$0
Other funding sources	$0	$98,437	$98,437	$6,845	$91,592
Total Sources	$7,435,000	($655,790)	$6,779,210	$6,687,618	$91,592
Uses of Funds					
Major Improvements					
Road improvements	$721,517	$13,417	$734,934	$621,486	$113,447
Water distribution system improvements	$280,685	$6,149	$286,834	$284,830	$2,004
Sanitary sewer improvements	$290,984	$5,803	$296,787	$268,812	$27,975
Storm drainage improvements	$79,114	$2,018	$81,132	$93,476	($12,344)
Other soft and miscellaneous costs	$627,811	$14,723	$642,534	$682,025	($39,490)
Subtotal: Major Improvements	**$2,000,111**	**$42,110**	**$2,042,221**	**$1,950,629**	**$91,592**
Phase #1 Improvements					
Road improvements	$1,799,960	($145)	$1,799,815	$1,799,815	$0
Water distribution system improvements	$468,155	$0	$468,155	$468,155	$0
Sanitary sewer improvements	$600,493	($1,740)	$598,753	$598,753	$0
Storm drainage improvements	$372,030	($4,073)	$367,957	$367,957	$0
Other soft and miscellaneous costs	$737,245	($1,725)	$735,520	$735,520	$0
Subtotal: Phase #1 Improvements	**$3,977,883**	**($7,683)**	**$3,970,200**	**$3,970,200**	**$0**
Bond issuance costs	$1,457,006	$0	$1,457,006	$1,457,006	$0
Total Uses	**$7,435,000**	**$34,427**	**$7,469,427**	**$7,377,835**	**$91,592**

1 – According to the Developer as of July 14, 2022.
2 – According to the Developer, there are close to $91,592 in funds remaining due to additional interest earnings on this account and will intend to use the funds to pay the final costs related to the water line.

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is a significant variance of $91,592 between the initial estimated budget and the revised budget. The net increase will be funded by the Developer.

Major Improvement Area Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 20, 2018, the initial total estimated costs of the Major Improvements, including bond issuance costs, were equal to $7,720,338. According to the Developer, the actual costs spent to date of the Major Improvements, including bond issuance, were equal to $7,754,461 as of July 14, 2022. As described in the Closing Instruction Letter dated March 15, 2018, the actual issuance costs of the PID Bonds were $1,786,963.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Major Improvements, (2) establish the PID, and (3) issue Major Improvement Refunding and Improvement Bonds. For additional details regarding the Major Improvements,

refer to the following link for the most recent Developer's Quarterly Improvement Implementation Report.

https://emma.msrb.org/P21589680-P21226700-P21649198.pdf

Table II-A-2
Updated Sources and Uses of Funds
Major Improvement Area Refunding Bonds

Sources of Funds	Initial Budget	Budget Changes[1]	Revised Budget[1]	Actual Funded[1]	Remaining to be Funded[1]
Bond par amount (Series 2014)	$6,607,070	$0	$6,607,070	$6,607,070	$0
Bond Par Amount (Series 2018 MI Refunding)	$1,113,268	$0	$1,113,268	$1,113,268	$0
Other funding sources	$0	$56,989	$56,989	$34,123	$22,866
Total Sources	**$7,720,338**	**$56,989**	**$7,777,327**	**$7,754,461**	**$22,866**
Uses of Funds					
Major Improvements					
Road improvements	$2,140,398	$8,151	$2,148,549	$1,901,293	$247,256
Water distribution system improvements	$832,658	$37,917	$870,575	$871,372	($797)
Sanitary sewer improvements	$863,211	$3,287	$866,498	$822,368	$44,130
Storm drainage improvements	$234,692	$894	$235,586	$285,968	($50,382)
Other soft and miscellaneous costs	$1,862,415	$6,741	$1,869,156	$2,086,498	($217,341)
Subtotal: Major Improvements	*$5,933,375*	*$56,989*	*$5,990,364*	**$5,967,498**	**$22,866**
Bond issuance costs	$1,786,963	$0	$1,786,963	$1,786,963	$0
Total Uses	**$7,720,338**	**$56,989**	**$7,777,327**	**$7,754,461**	**$22,866**

1 - According to the Developer as of July 14, 2022.

Major Improvement Cost Variances

As stated in Table II-A-2 above, there is a variance of $22,866 between the initial estimated budget and the revised budget. The net increase will be funded by the Developer.

Improvement Area #2 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on February 20, 2018, the initial total estimated costs of the Improvement Area #2 Local Improvements, including Improvement Area #2's share of the Major Improvement costs and bond issuance costs, were equal to $16,511,941. According to the Developer, the actual costs spent to date of the Improvement Area #2 Local Improvements, including Improvement Area #2's share of the Major Improvement costs and bond issuance costs, were equal to $13,832,567 as of July 14, 2022. As described in the Closing Instruction Letter dated March 15, 2018, the actual issuance costs of the PID Bonds were $3,208,280.

According to the Developer Quarterly Improvement Implementation Report dated June 30, 2018, the Improvement Area #2 Improvements were completed and accepted on January 19, 2018.

Table II-A-3 below summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #2 Improvements, (2) establish the PID, and (3) issue Improvement Area #2 Refunding and Improvement Bonds. For additional Improvement Area #2 Local Improvement development-related information, refer to the link below:

https://emma.msrb.org/ER1215154-ER951229-ER1352217.pdf

Table II-A-3
Updated Sources and Uses of Funds
Improvement Area #2 Refunding and Improvement Bonds

Sources of Funds	Initial Budget	Budget Changes[1]	Revised Budget[1]	Actual Funded[1]	Remaining to be Funded[1]
Bond par amount (Series 2014)	$3,867,930	$0	$3,867,930	$3,867,930	$0
Bond Par Amount (Series 2018 MI Refunding)	$651,732	$0	$651,732	$651,732	$0
IA #2 Bonds	$8,673,847	$0	$8,673,847	$8,673,847	$0
Other funding Sources	$3,318,432	$0	$3,318,432	$4,299,283	$980,851
Total Sources	**$16,511,941**	**$0**	**$16,511,941**	**$17,492,793**	**$980,851**
Uses of Funds					
Major Improvements					
Road improvements	$1,253,038	$0	$1,253,038	$1,111,294	($141,744)
Water distribution system improvements	$487,457	$0	$487,457	$509,311	$21,854
Sanitary sewer improvements	$505,344	$0	$505,344	$480,669	($24,675)
Storm drainage improvements	$137,394	$0	$137,394	$167,147	$29,752
Other soft and miscellaneous costs	$1,090,301	$0	$1,090,301	$1,219,545	$129,244
Subtotal	**$3,473,533**	**$0**	**$3,473,533**	**$3,487,966**	**$14,432**
IA #2 Improvements					
Road improvements	$4,118,714	$0	$4,118,714	$4,421,148	$302,434
Water distribution system improvements	$1,100,434	$0	$1,100,434	$1,664,105	$563,671
Sanitary sewer improvements	$1,250,067	$0	$1,250,067	$1,917,592	$667,525
Storm drainage improvements	$608,659	$0	$608,659	$981,977	$373,318
Other soft and miscellaneous costs	$2,752,254	$0	$2,752,254	$1,811,725	($940,529)
Subtotal	**$9,830,128**	**$0**	**$9,830,128**	**$10,796,547**	**$966,419**
Bond issuance costs	$3,208,280	$0	$3,208,280	$3,208,280	$0
Total Uses	**$16,511,941**	**$0**	**$16,511,941**	**$17,492,793**	**$980,851**

1 - Actual funded was reported by the Developer as of August 4, 2021.

Improvement Area #2 Cost Variances

As stated in Table II-A-3 above, there is a significant variance of $980,851 between the initial estimated budget and the actual amount spent. The net increase in actual costs were funded by the Developer.

Improvement Area #3 Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on December 7, 2021, the initial total estimated costs and bond issuance costs of the Improvement Area #3 Improvements were equal to $7,292,074. According to the Developer, the actual costs spent to date of the Improvement Area #3 Improvements were equal to $7,292,074 as of July 14, 2022.

Table II-A-4 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #3 Improvements, and (2) establish the PID. For additional Improvement Area #3 Improvement development-related information, refer to the link below:

https://emma.msrb.org/P11600064-P11234405-P11657103.pdf

Table II-A-4
Updated Sources and Uses of Funds
Improvement Area #3 Bonds

Sources of Funds	**Initial Budget**	**Budget Changes[1]**	**Revised Budget[1]**	**Actual Funded[1]**	**Remaining to be Funded[1]**
Par amount	$5,405,000	$0	$5,405,000	$5,405,000	$0
Other funding sources	$1,801,980	$0	$1,801,980	$1,801,980	$0
Bond Premium	$85,094	$0	$85,094	$85,094	$0
Total Sources	**$7,292,074**	**$0**	**$7,292,074**	**$7,292,074**	**$0**
Uses of Funds					
Phase #3 Improvements					
Road improvements	$1,163,279	$0	$1,163,279	$1,163,279	$0
Water distribution system improvements	$256,530	$0	$256,530	$256,530	$0
Sanitary sewer improvements	$1,847,782	$0	$1,847,782	$1,847,782	$0
Storm drainage improvements	$108,561	$0	$108,561	$108,561	$0
Other soft including Right of Way and miscellaneous costs	$135,174	$0	$135,174	$135,174	$0
Subtotal	**$3,511,326**	**$0**	**$3,511,326**	**$3,511,326**	**$0**
Phase #2B-1 Improvements					
Road improvements	$1,792,042	$0	$1,792,042	$1,792,042	$0
Water distribution system improvements	$267,193	$0	$267,193	$267,193	$0
Sanitary sewer improvements	$321,450	$0	$321,450	$321,450	$0
Storm drainage improvements	$220,898	$0	$220,898	$220,898	$0
Other soft including Right of Way and miscellaneous costs	$293,899	$0	$293,899	$293,899	$0
Subtotal	**$2,895,482**	**$0**	**$2,895,482**	**$2,895,482**	**$0**
Bond issuance costs	$885,266	$0	$885,266	$885,266	$0
Total Uses	**$7,292,074**	**$0**	**$7,292,074**	**$7,292,074**	**$0**

1 - According to the Developer as of July 14, 2022.

Improvement Area #3 Cost Variances

As stated in Table II-A-4 above, there is no significant variance from the initial estimated budget.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. The updated estimated budgets for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs during the next five years are shown in Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness (2014-2028)

Assessment Year ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Phase #1 Projected Annual Installments[2]	Major Improvement Area Projected Annual Installments[2]	Improvement Area #2 Projected Annual Installments	Improvement Area #3 Projected Annual Installments
2014-2022[1]	$32,390,700	$30,895,000	$1,495,700	$4,112,033	$7,829,431	$4,414,304	$811,817
2023	$0	$0	$0	$348,126	$550,418	$611,543	$387,419
2024	$0	$0	$0	$577,090	$624,000	$996,560	$400,026
2025	$0	$0	$0	$577,522	$624,623	$993,160	$400,668
2026	$0	$0	$0	$577,387	$625,273	$994,148	$400,215
2027	$0	$0	$0	$576,685	$626,900	$994,212	$399,698
2028	$0	$0	$0	$575,415	$622,815	$993,353	$400,301
Total	**$32,390,700**	**$30,895,000**	**$1,495,700**	**$7,344,258**	**$11,503,460**	**$9,997,280**	**$3,200,143**

1 – Assessment years ending 2014 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.
2 – Assessment years Ending 2014 through 2018 represent Annual Installments billed for the Series 2014 Improvement Bonds and Assessment Years Ending 2019 through 2028 represent Annual Installments billed or projected to be billed for the Series 2018 Refunding and Improvement Bonds.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment securing the Phase #1 Refunding and Improvement Bonds shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Refunding and Improvement Bonds, of which twenty-two (22) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Refunding and Improvement Bonds. The effective interest rate on the Phase #1 Refunding and Improvement Bonds is 5.25 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Refunding and Improvement Bonds (5.25 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Bond Ordinance, applicable Trust Indenture, such the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Refunding and Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be Collected for 2022-23

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Phase #1 Annual Installments to be Collected for 2022-23

Descriptions	Phase #1 Refunding and Improvement Bonds
Interest payment on March 1, 2023	$172,815
Interest payment on September 1, 2023	$172,815
Principal payment on September 1, 2023	$165,000
Subtotal debt service on bonds	*$510,630*
Administrative Expenses	$40,500
Excess interest for prepayment and delinquency reserves	$32,917
Subtotal Expenses	*$584,047*
Available TIRZ Credit	($235,921)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($235,921)*
Annual Installments	**$348,126**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $172,815 and on September 1, 2023 in the amount of $172,815, which equal interest on the outstanding Assessments balance of $6,583,445 for six months each and an effective interest rate of 5.25 percent. Annual Installments to be collected include a principal amount of $165,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $510,630.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-C-2 below, the total Phase #1 administrative expenses to be collected for 2022-23 are estimated to be $40,500.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$3,600
PID Administrator	$23,200
Trustee	$6,000
Auditor	$4,000
Contingency	$3,700
Total	**$40,500**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $235,921 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Phase #1 TIRZ Credit calculations are shown in Appendix D-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $26,717. All funds are anticipated to be used until January 31, 2022. As a result, there are no funds available to reduce the administrative expense portion of the Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Refunding and Improvement Bonds, to fund the prepayment reserve and delinquency reserve and to cover Administrative Expenses of Phase #1.

According to the Updated Service and Assessment Plan, 210 units representing 177.89 total Equivalent Units are built within Phase #1 of the PID. According to Trustee records, one 60' Lot has prepaid their Phase #1 Assessment in full and one 60' Lot has paid a portion of its Phase #1 Assessment balance as of July 15, 2022. As a result, the outstanding Phase #1 total Equivalent Units are 176.81 (177.89 - 0.81 – 0.27 = 176.81). Accordingly, the net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,074.19 (i.e. ($510,630 + $32,917) ÷ 176.81 = $3,074.19).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Assessment balance based on each Parcel's original Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #1 will be $228.71 (i.e. $40,500 ÷ 177.08 = $228.71).

As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,302.90 (i.e. $3,074.19 + $228.71 = $3,302.90) less a portion the applicable TIRZ Credit shown in Appendix D-1 for each Parcel within Phase #1. The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,302.90 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-D-1 below.

Table II-D-1
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1,2]
Lot Type 1 (80' Lot)	$3,302.90	1.00	$3,302.90
Lot Type 3 (60' Lot)	$3,302.90	0.81	$2,675.35

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.
2 – Annual Installment per Equivalent Unit does not reflect Annual Installments to be billed for partially, or fully, prepaid Parcels.

The list of Parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, the applicable TIRZ Credit and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix D-1.

E. ANNUAL BUDGET – MAJOR IMPROVEMENT AREA

Major Improvement Area - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Major Improvement Area Refunding Bonds. As a result of the Major Improvement Area Refunding Bonds issuance, the timing and structure of the Annual Installments were adjusted to allow the repayment to occur over thirty annual installments beginning with the tax year following the issuance of the Major Improvement Area Refunding Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Major Improvement Area Refunding Bonds commencing with the issuance of the Major Improvement Area Refunding Bonds. The effective interest rate on the Major Improvement Area Refunding Bonds is 8.48 percent for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Major Improvement Area Refunding Bonds (8.48 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Major Improvement Area Refunding Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and

delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Major Improvement Area Annual Installments to be Collected for 2022-23

The budget for Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-E-1 below.

Table II-E-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2022-23

Descriptions	Major Improvement Area Refunding Bonds
Interest payment on March 1, 2023	$273,338
Interest payment on September 1, 2023	$273,338
Principal payment on September 1, 2023	$12,013
Subtotal debt service on bonds	*$558,688*
Administrative Expenses	$50,900
Excess interest for prepayment and delinquency reserves	$32,250
Subtotal Expenses	*$641,837*
Available TIRZ Credit	($71,420)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($20,000)
Subtotal funds available	*($91,420)*
Annual Installments	**$550,418**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $273,338 and on September 1, 2023 in the amount of $273,338 which equal interest on the outstanding Major Improvement Area Assessments balance of $6,449,929 for six months each and an effective interest rate of 8.48 percent. Annual Installments to be collected include a principal amount of $12,013 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $558,689.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-J below, the total Major Improvement Area administrative expenses to be collected for 2022-23 are estimated to be $50,900.

Table II-E-2
Major Improvement Area Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$8,500
PID Administrator	$25,600
Trustee	$6,000
Auditor	$6,200
Contingency	$4,600
Total	**$50,900**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $71,420 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within the Major Improvement Area of the PID. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Major Improvement Area TIRZ Credit calculations are shown in Appendix E-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $56,410. Approximately $36,410 are anticipated to be used until January 31, 2021. As a result, there are $20,000 in funds available to reduce the administrative expense portion of the Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT – MAJOR IMPROVEMENT AREA

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Major Improvement Area Bonds, to fund the prepayment reserve and delinquency reserve and to cover Administrative Expenses of the Major Improvement Area.

According to the Updated Service and Assessment Plan, 763 units representing 581.15 total Equivalent Units are estimated to be built within the Major Improvement Area of the PID. Accordingly, the Annual Assessment for Principal and Interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,016.84 (i.e. ($558,689 + $32,250) ÷ 581.15 = $1,016.84) and the Administrative Expenses to be collected from each Equivalent Unit will be $53.17 (i.e. ($50,900 - $20,000) ÷ 581.15 = $53.17). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,070.01 (i.e. $1,016.84 + $53.17 = $1,070.01). The Annual Installment to be collected from each Parcel within the Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,070.01 by the total estimated Equivalent Units for each Parcel in the Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in the Major Improvement Area for 2022-23 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment Per Unit – Major Improvement Area

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 1 (80' Lot)	$1,070.01	1.00	$1,070.01
Lot Type 2 (70' Lot)	$1,070.01	0.92	$984.41
Lot Type 3 (60' Lot)	$1,070.01	0.81	$866.71
Lot Type 4 (50' Lot)	$1,070.01	0.76	$813.21
Lot Type 5 (40' Lot)	$1,070.01	0.65	$695.51
Lot Type 6 (25' Lot)	$1,070.01	0.47	$502.91

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within the Major Improvement Area of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, the applicable TIRZ Credit and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

G. ANNUAL BUDGET – IMPROVEMENT AREA #2

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment securing the Improvement Area #2 Refunding and Improvement Bonds shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #2 Refunding and Improvement Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #2 Refunding and Improvement Bonds. The effective interest rate

on the Improvement Area #2 Refunding and Improvement Bonds is 6.30 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #2 Refunding and Improvement Bonds (6.30 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Bond Ordinance, such as the TIRZ Credit and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #2 Refunding and Improvement Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Improvement Area #2 - Annual Installments to be Collected for 2022-23

The budget for Improvement Area #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-G-1 on the following page.

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Table II-G-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2022-23

Descriptions	Improvement Area #2 Refunding and Improvement Bonds
Interest payment on March 1, 2023	$375,304
Interest payment on September 1, 2023	$375,304
Principal payment on September 1, 2023	$148,877
Subtotal debt service on bonds	*$899,485*
Administrative Expenses	$46,500
Excess interest for prepayment and delinquency reserves	$59,564
Subtotal Expenses	*$1,005,549*
Available TIRZ Credit	($389,005)
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($394,005)*
Annual Installments	**$611,543**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $375,304 and on September 1, 2023 in the amount of $375,304 which equal interest on the outstanding Improvement Area #2 Assessments balance of $11,912,842 for six months each and an effective interest rate of 6.30 percent. Annual Installments to be collected include a principal amount of $148,877 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $899,485.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-G-2 on the following page, the Improvement Area #2 total administrative expenses to be collected for 2022-23 are estimated to be $46,500.

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Table II-G-2
Improvement Area #2 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$6,500
PID Administrator	$22,700
Trustee	$6,000
Auditor	$7,000
Contingency	$4,300
Total	**$46,500**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $389,005 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Improvement Area #2 of the PID. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. The Improvement Area #2 TIRZ Credit calculations are shown in Appendix F-2 of this report.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $27,426. Approximately $22,426 are anticipated to be used until January 31, 2022. As a result, there are no funds available to reduce the administrative expense portion of the Annual Installment.

H. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Improvement Area #2 Refunding and Improvement Bonds, to fund the prepayment reserve and delinquency reserve and to cover Administrative Expenses of Improvement Area #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Credit applicable to the Parcel.

According to the Developer, 444 units representing 315.66 total Equivalent Units are expected to be built within Improvement Area #2 of the PID. According to Trustee records, two 60' Lots have prepaid their Improvement Area #2 Assessment in full. As a result, the outstanding Improvement Area #2 total Equivalent Units are 314.36 (315.66 - 0.65 - 0.65 = 314.36). Accordingly, the Annual Assessment for Principal and Interest to be collected will be $3,050.80 (i.e. ($899,485 + $59,564) ÷ 314.36 = $3,050.80) and the Administrative Expenses to be collected from each Equivalent Unit will be $132.01 (i.e. ($46,500 - $5,000) ÷ 314.36 = $132.01). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #2 will be $3,182.81 (i.e. $3,050.80 + $132.01 = $3,182.81). The Annual Installment to be collected from each Parcel within Improvement Area #2 (before any applicable TIRZ Credit) is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,182.81 by the total estimated Equivalent Units for each Parcel in Improvement Area #2.

The Annual Installment due to be collected from each Land Use Class in the Improvement Area #2 for 2022-23 is shown in Table II-H-1 below.

Table II-H-1
Annual Installment Per Unit – Improvement Area #2

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1,2]
Lot Type 3 (60' Lot)	$3,182.81	0.81	$2,578.08
Lot Type 4 (50' Lot)	$3,182.81	0.76	$2,418.94
Lot Type 5 (40' Lot)	$3,182.81	0.65	$2,068.83

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.
2 – Annual Installment per Equivalent Unit does not reflect Annual Installments to be billed for partially, or fully, prepaid Parcels.

The list of Parcels within Improvement Area #2 of the PID, the estimated number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, the applicable TIRZ Credit and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix F-1.

I. ANNUAL BUDGET – IMPROVEMENT AREA #3

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment securing the Improvement Area #3 Bonds shall be payable in twenty-six annual installments of principal and interest beginning with the tax year following the issuance of the Improvement Area #3 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #3 Bonds. The effective interest rate on the Improvement Area #3 Bonds is 3.27 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the

interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #3 Bonds (3.27 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan and Bond Ordinance, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Improvement Area #3 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Trust Indenture.

Improvement Area #3 - Annual Installments to be Collected for 2022-23

The budget for Improvement Area #3 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-I-1 on the following page.

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Table II-I-1
Budget for the Improvement Area #3 Annual Installments to be Collected for 2022-23

Descriptions	Improvement Area #3 Bonds
Interest payment on March 1, 2023	$86,447
Interest payment on September 1, 2023	$86,447
Principal payment on September 1, 2023	$150,000
Subtotal debt service on bonds	*$322,894*
Administrative Expenses	$43,100
Excess interest for prepayment and delinquency reserves	$26,425
Subtotal Expenses	*$392,419*
Available reserve fund income	$0
Available capitalized interest account	$0
Available Administrative Expense account	($5,000)
Subtotal funds available	*($5,000)*
Annual Installments	**$387,419**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of $86,447 and on September 1, 2023 in the amount of $86,447 which equal interest on the outstanding Improvement Area #3 Assessment balance of $5,285,000 for six months each and an effective interest rate of 3.27 percent. Annual Installments to be collected include a principal amount of $150,000 due on September 1, 2023. As a result, total Annual Installments to be collected for principal and interest in 2022-23 is estimated to be equal to $322,894.

Administrative Expenses

Administrative expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-I-2 on the following page, the Improvement Area #3 total administrative expenses to be collected for 2022-23 are estimated to be $43,100.

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Table II-I-2
Improvement Area #3 Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$3,400
PID Administrator	$23,000
Trustee	$6,000
Auditor	$6,800
Contingency	$3,900
Total	**$43,100**

Available Reserve Fund Income

As of June 30, 2022, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2022-23 Annual Installment.

Available Capitalized Interest Account

As of June 30, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was $46,631. Approximately $41,631 is anticipated to be used until January 31, 2022. As a result, there are $5,000 in funds available to reduce the administrative expense portion of the Annual Installment.

J. Annual Installments Per Unit - Improvement Area #3

According to the Updated Service and Assessment Plan, 228 units representing 164.75 total Equivalent Units are estimated to be built within Improvement Area #3 of the PID. Accordingly, the Annual Assessment for Principal and Interest portion of Annual Installment to be collected from each Equivalent Unit will be $2,120.30 (i.e. ($322,894 + $26,425) ÷ 164.75 = $2,120.30) and the Administrative Expenses to be collected from each Equivalent Unit will be $231.26 (i.e. ($43,100 - $5,000) ÷ 164.75 = $231.26). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #3 will be $2,351.56 (i.e. $2,120.30 + $231.26 = $2,351.56). The Annual Installment to be collected from each Parcel within Improvement Area #3 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,351.56 by the total estimated Equivalent Units for each Parcel in Improvement Area #3.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #3for 2022-23 is shown in Table II-J-1 on the following page.

Table II-J-1
Annual Installment Per Unit – Improvement Area #3

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 3 (60' Lot)	$2,351.56	0.81	$1,904.76
Lot Type 4 (50' Lot)	$2,351.56	0.76	$1,787.18
Lot Type 5 (40' Lot)	$2,351.56	0.65	$1,528.51

1 – Annual Installment per Equivalent Unit and Annual Installment per Land Class Use represents the gross Annual Installment to be billed and does not reflect applicable TIRZ Credits.

The list of Parcels within Improvement Area #3 of the PID, the estimated number of units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment for Principal and Interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll summary attached hereto as Appendix G.

K. BOND REDEMPTION RELATED UPDATES

Phase #1 Refunding and Improvement Bonds

The Phase #1 Refunding and Improvement Bonds were issued in February 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1 Refunding and Improvement Bonds, the Town reserves the right and option to redeem the Phase #1 Refunding and Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1 Refunding and Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Major Improvement Area Refunding Bonds

The Major Improvement Area Refunding Bonds were issued in February 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Major Improvement Area Refunding Bonds, the Town reserves the right and option to redeem the Major Improvement Area Refunding Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Major Improvement Area Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Improvement Area #2 Refunding and Improvement Bonds

The Improvement Area #2 Refunding and Improvement Bonds were issued in February 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Improvement Area #2 Refunding and Improvement Bonds, the Town reserves the right and option to redeem the Improvement Area #2 Refunding and Improvement Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #2 Refunding and Improvement Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

Improvement Area #3 Bonds

The Improvement Area #3 Bonds were issued in December 2021. Pursuant to Section 4.3 of the Trust Indenture relating to the Improvement Area #3 Bonds, the Town reserves the right and option to redeem the Improvement Area #3 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2029**, such redemption date or dates to be fixed by the Town, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #3 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property has not been changed other than those described in the initial Annual Service Plan Update for 2016 approved on August 2, 2016 and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

The summary Assessment Rolls are shown in Appendix D-1, E-1, F-1 and G. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Denton County CAD online records, Phase #2B-1 of the PID was subdivided in 2021 and the Assessments were allocated proportionally according to lot type. The various Phase #2B-1 Lots were officially recognized within the Denton County Appraisal District records for 2022. These lots are reflected in the Improvement Area #3 Assessment Roll as shown in Appendix G.

Phase #2B-1 Parcel Subdivisions

Prior to Subdivision				After Subdivision						
Parcel	**Projected Number of Units**	**Equivalent Units**	**Total PID Assessments**	**Parcel**	**Lot Type**	**Equivalent Unit per Lot Type**	**Number of Units**	**Total Equivalent Units**	**Assessment per Unit**	**Total PID Assessments**
38646	89	72.09	$2,899,694	Various	3 (60' Lot)	0.81	89	72.09	$32,581	$2,899,694
Total	**89**	**72.09**	**$2,899,694**				**89**	**72.09**		**$2,899,694**

B. PREPAYMENT OF ASSESSMENTS

As of July 31, 2022, the Phase #1 Special Assessments on Parcel 662606 has paid in full.

As of July 31, 2022, the Improvement Area #2 Special Assessments on Parcels 717668 and 717719 have paid their in full. Parcel 662543 has made a partial prepayment for the Improvement Area #2 Special Assessments in the amount of $10,000.

The complete Assessment Roll is available for review at the Town Hall, located at 100 W Eldorado Pkwy, Little Elm, Texas 75068.

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Appendix A
PID MAP

EXHIBIT D
CONCEPT PLAN

Existing Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 1		62.4
60'x 120' Lot	169	
80'x 135' Lot	41	
Total Lots	210	
Phase 2A		51.9
60'x 120' Lot	154	
Total Lots	154	
Phase 3		80.7
3A 40'x 100' Lot	126	24.2
3A 50'x 115' Lot	14	
3B 40'x 100' Lot	118	28.5
3B 50'x 115' Lot	21	
3C 40'x 100' Lot	142	28.0
3C 50'x 115' Lot	8	
Total Lots	429	

Phase 2B - Amendment No. 4

Approved Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 2B		57.7
2B 60'x 120' Lot	175	
Total Lots	175	

Proposed Phase 2B - Amendment No. 6

Approved Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 2B		57.7
2B-1 60'x 120' Lot	89	28.8
2B-2 60'x 120' Lot	90	28.9
Total Lots	179	

Phase 4 - Amendment No. 4

Future Phases

DATA TABLE

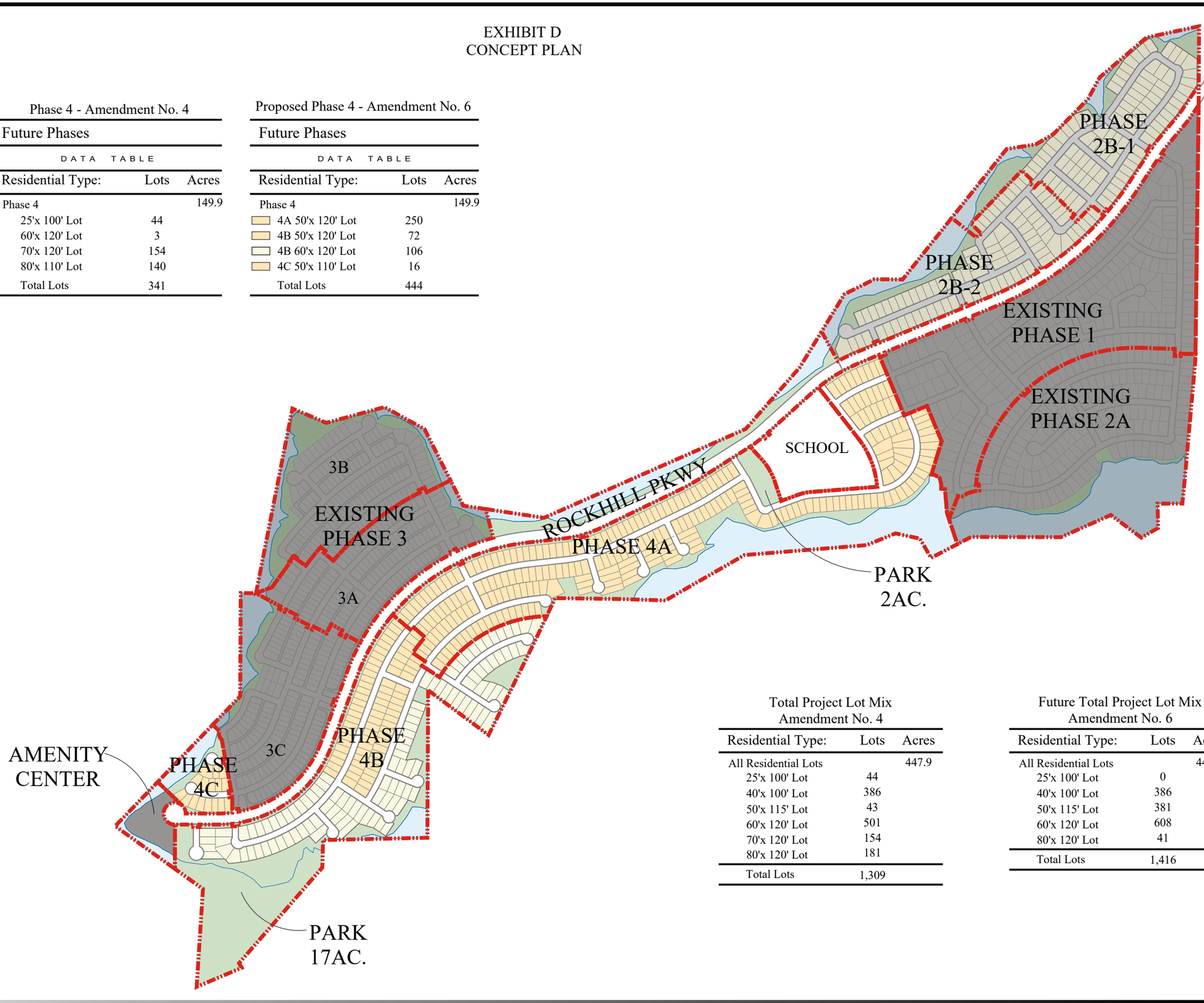
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

Proposed Phase 4 - Amendment No. 6

Future Phases

DATA TABLE

Residential Type:	Lots	Acres
Phase 4		149.9
4A 50'x 120' Lot	250	
4B 50'x 120' Lot	72	
4B 60'x 120' Lot	106	
4C 50'x 110' Lot	16	
Total Lots	444	



Total Project Lot Mix
Amendment No. 4

Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	44	
40'x 100' Lot	386	
50'x 115' Lot	43	
60'x 120' Lot	501	
70'x 120' Lot	154	
80'x 120' Lot	181	
Total Lots	1,309	

Future Total Project Lot Mix
Amendment No. 6

Residential Type:	Lots	Acres
All Residential Lots		447.9
25'x 100' Lot	0	
40'x 100' Lot	386	
50'x 115' Lot	381	
60'x 120' Lot	608	
80'x 120' Lot	41	
Total Lots	1,416	

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Appendix B
Prepaid Parcels

APPENDIX B
LIST OF PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
662606	5/25/2018	$31,554.88	Full
662543	4/9/2021	$10,000.00	Partial
717668	12/13/2019	$25,817.82	Full
717719	5/11/2021	$25,216.79	Full

Appendix C
Assessed Values

APPENDIX C
2022 CERTIFIED PRELIMINARY ASSESSED VALUE

Parcels	2022 Certified Preliminary Assessed Value[1]
All Parcels	$315,018,684

1 - Per Denton CAD records as of August 8, 2022.

Appendix D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D-1
Assessment Roll Summary - Phase #1
2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
662496	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,042.69)	$1,632.61
662497	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,066.38)	$1,608.92
662498	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,229.29)	$1,446.00
662499	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($957.00)	$1,718.30
662500	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,129.94)	$1,545.35
662501	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,214.49)	$1,460.81
662502	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,217.03)	$1,458.27
662503	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,335.94)	$1,339.36
662504	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,342.07)	$1,333.22
662505	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,220.54)	$1,454.76
662506	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($982.68)	$1,692.61
662507	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($992.33)	$1,682.97
662508	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,147.18)	$1,528.12
662509	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($957.76)	$1,717.54
662510	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,149.40)	$1,525.90
662511	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($986.87)	$1,688.42
662512	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($936.92)	$1,738.37
744817[1]	1	3	0.41	$15,079.67	$377.94	$791.68	$75.40	$92.63	($521.11)	$816.54
662513[1]	1	3	0.41	$15,079.67	$377.94	$791.68	$75.40	$92.63	($576.79)	$760.85
662514	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662515	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,274.03)	$1,401.27
662516	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,137.83)	$1,537.47
662517	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,145.37)	$1,529.93
662518	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,113.94)	$1,561.36
662519	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($975.94)	$1,699.36
662520	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,152.44)	$1,522.86
662521	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,119.70)	$1,555.60
662522	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,155.24)	$1,520.05
662523	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,111.12)	$1,564.18
662524	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,168.10)	$1,507.20
662525	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,387.13)	$1,288.17
662526	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,043.67)	$1,631.63
662527	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,281.07)	$1,394.23
662528	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662529	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,468.12)	$1,207.18
662530	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,324.95)	$1,350.35
662531	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,140.43)	$1,534.87
662532	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,160.29)	$1,515.00
662533	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662534	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,162.92)	$1,512.38
662535	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,050.96)	$1,624.34
662536	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,360.54)	$1,314.76
662537	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662538	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,274.77)	$1,400.53
662539	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,146.82)	$1,528.48
662540	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,393.16)	$1,282.14
662541	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,079.73)	$1,595.57
662542	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,395.15)	$1,280.15
662543	1	3	0.54	$20,249.74	$507.52	$1,063.11	$101.25	$185.26	($1,288.54)	$568.59
662544	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,413.21)	$1,262.09
662545	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,469.92)	$1,205.38
662546	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,235.22)	$1,440.08
662547	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,270.77)	$1,404.53
662548	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,142.53)	$1,532.76
662549	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,148.63)	$1,526.66
662550	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,131.72)	$1,543.57
662551	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,206.55)	$1,468.75
662552	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,358.59)	$1,316.71
662553	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($989.36)	$1,685.93
662554	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,093.63)	$1,581.67
662555	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,161.17)	$1,514.13
662556	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,139.63)	$1,535.67
662557	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,236.65)	$1,438.65
662558	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,140.36)	$1,534.93
662559	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,159.69)	$1,515.61
662560	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,112.77)	$1,562.53
662561	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,153.46)	$1,521.83
662562	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,132.97)	$1,542.33
662563	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,091.87)	$1,583.43
662564	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,295.04)	$1,380.25
662565	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,039.19)	$1,636.11
662566	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,173.01)	$1,502.28
662567	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,137.58)	$1,537.72
662568	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,170.05)	$1,505.25
662569	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,098.45)	$1,576.85
662570	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,260.16)	$1,415.14
662571	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,144.36)	$1,530.94
662572	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,152.28)	$1,523.02
662573	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,229.29)	$1,446.00
662574	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,142.16)	$1,533.14
662575	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,368.52)	$1,306.78
662576	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,305.95)	$1,369.34
662577	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,330.11)	$1,345.19
662578	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,095.66)	$1,579.64
662579	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,041.35)	$1,633.94
662580	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,107.24)	$1,568.05
662581	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,396.04)	$1,279.25
662582	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662583	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($204.25)	$2,471.05
662584	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,063.41)	$1,611.88
662585	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($366.05)	$2,309.24
662586	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,020.25)	$1,655.05
662587	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,129.85)	$1,545.45
662588	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,120.23)	$1,555.06
662589	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,299.72)	$1,375.58
662590	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,270.92)	$1,404.37
662591	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,086.96)	$1,588.34
662592	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,288.23)	$1,387.07
662593	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,332.71)	$1,342.59
662594	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,223.69)	$1,451.61

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
662595	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,322.86)	$1,352.43
662596	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($974.61)	$1,700.69
662597	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,146.03)	$1,529.26
662598	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662599	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,069.34)	$1,605.96
662600	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,090.09)	$1,585.21
662601	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($960.00)	$1,715.30
662602	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,036.25)	$1,639.05
662603	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,428.39)	$1,246.91
662604	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,480.79)	$1,194.51
662605	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,118.01)	$1,557.29
662606	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
662607	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,183.60)	$1,491.69
662608	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($761.22)	$1,914.08
662609	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,273.73)	$1,401.57
662610	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662611	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,205.60)	$1,469.70
662612	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,135.80)	$1,539.50
662613	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,084.15)	$1,591.15
662614	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($881.28)	$1,794.02
662615	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($993.81)	$1,681.49
662616	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,098.16)	$1,577.14
662617	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,184.86)	$1,490.43
662618	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,252.26)	$1,423.03
662619	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,306.61)	$1,368.69
662620	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,158.21)	$1,517.09
662621	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,036.76)	$1,638.54
662622	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,105.74)	$1,569.56
662623	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,461.81)	$1,213.49
662624	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,283.66)	$1,391.64
662625	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,155.01)	$1,520.29
662626	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,182.79)	$1,492.51
662627	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($595.16)	$2,080.14
662628	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,330.78)	$1,344.51
662629	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,156.73)	$1,518.57
662630	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($885.91)	$1,789.39
662631	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,069.80)	$1,605.49
662632	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,253.85)	$1,421.44
662633	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,281.65)	$1,393.65
662634	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($984.52)	$1,690.78
662635	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662636	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,065.04)	$1,610.26
662637	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,140.43)	$1,534.87
662638	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,451.08)	$1,224.21
662639	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,297.43)	$1,377.87
662640	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,352.23)	$1,323.07
662641	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,324.12)	$1,351.18
662642	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,485.77)	$1,189.53
662643	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,136.91)	$1,538.39
662644	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,158.79)	$1,516.51
662645	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,325.26)	$1,350.04
662646	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,154.31)	$1,520.99
662647	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,285.64)	$1,389.65
662648	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,424.75)	$1,250.54
662649	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,227.17)	$1,448.13
662650	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,217.99)	$1,457.31
662651	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,036.76)	$1,638.54
662652	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,096.49)	$1,578.80
662653	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,008.72)	$1,666.58
662654	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,218.79)	$1,456.51
662655	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,416.60)	$1,886.24
662656	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	$0.00	$3,302.84
662657	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,072.19)	$2,230.65
662658	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,212.99)	$2,089.84
662659	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,563.52)	$1,739.31
662660	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,289.94)	$2,012.90
662661	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,267.51)	$2,035.33
662662	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,106.03)	$2,196.81
662663	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,446.82)	$1,856.02
662664	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,487.13)	$1,815.70
662665	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,287.06)	$2,015.78
662666	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,247.07)	$2,055.77
662667	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,488.68)	$1,814.16
662668	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,433.69)	$1,869.15
662669	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,357.67)	$1,945.16
662670	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	$0.00	$3,302.84
662671	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,219.74)	$2,083.10
662672	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,129.32)	$2,173.52
662673	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,303.35)	$1,999.49
662674	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,455.84)	$1,847.00
662675	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,306.34)	$1,996.49
662676	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662677	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,057.49)	$1,617.81
662678	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($153.29)	$2,522.01
662679	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($153.29)	$2,522.01
662680	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,438.47)	$1,236.83
662681	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,020.98)	$1,654.32
662682	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($978.04)	$1,697.26
662683	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,091.18)	$1,584.11
662684	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($947.89)	$1,727.41
662685	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	$0.00	$2,675.30
662686	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,229.29)	$1,446.00
662687	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,114.40)	$1,560.90
662688	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,346.52)	$1,328.78
662689	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,448.37)	$1,854.47
662690	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,334.39)	$1,968.45
662691	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,398.00)	$1,904.83
662692	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,120.38)	$2,182.46
662693	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,195.83)	$2,107.01
662694	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,072.01)	$2,230.83
662695	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,155.24)	$2,147.59
662696	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,314.54)	$1,988.29
662697	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,244.24)	$2,058.60
662698	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,225.51)	$2,077.33

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
662699	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,599.06)	$1,703.78
662700	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,496.15)	$1,806.68
662701	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,436.12)	$1,866.71
662702	1	3	0.81	$30,159.35	$755.88	$1,583.37	$150.80	$185.26	($1,273.73)	$1,401.57
662703	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,197.69)	$2,105.15
662704	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,338.52)	$1,964.31
662705	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	$0.00	$3,302.84
662706	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,258.92)	$2,043.92
662707	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,376.37)	$1,926.47
662708	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,211.91)	$2,090.93
662709	1	1	1.00	$37,233.76	$933.18	$1,954.77	$186.17	$228.71	($1,264.84)	$2,037.99
662710	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**210**		**176.81**	**$6,583,445.12**	**$165,000.00**	**$345,630.87**	**$32,917.23**	**$40,500.00**	**($235,921.40)**	**$348,126.69**

1 - Parcel's Equivalent Unit, Outstanding Assesssment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District as of July 15, 2022 and as a result, do not represent a new Lot Type.

Appendix D-2
PHASE #1 TIRZ CREDIT CALCULATIONS – 2022-23

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
662496	$0.00	$2,266.71	$2,266.71	($1,042.69)	($1,042.69)
662497	$0.00	$2,318.21	$2,318.21	($1,066.38)	($1,066.38)
662498	$0.00	$2,672.38	$2,672.38	($1,229.29)	($1,229.29)
662499	$0.00	$2,080.43	$2,080.43	($957.00)	($957.00)
662500	$0.00	$2,456.40	$2,456.40	($1,129.94)	($1,129.94)
662501	$0.00	$2,640.19	$2,640.19	($1,214.49)	($1,214.49)
662502	$0.00	$2,645.71	$2,645.71	($1,217.03)	($1,217.03)
662503	$0.00	$2,904.21	$2,904.21	($1,335.94)	($1,335.94)
662504	$0.00	$2,917.55	$2,917.55	($1,342.07)	($1,342.07)
662505	$0.00	$2,653.34	$2,653.34	($1,220.54)	($1,220.54)
662506	$0.00	$2,136.27	$2,136.27	($982.68)	($982.68)
662507	$0.00	$2,157.23	$2,157.23	($992.33)	($992.33)
662508	$0.00	$2,493.86	$2,493.86	($1,147.18)	($1,147.18)
662509	$0.00	$2,082.08	$2,082.08	($957.76)	($957.76)
662510	$0.00	$2,498.69	$2,498.69	($1,149.40)	($1,149.40)
662511	$0.00	$2,145.38	$2,145.38	($986.87)	($986.87)
662512	$0.00	$2,036.79	$2,036.79	($936.92)	($936.92)
744817[1]	$0.00	$1,132.85	$1,132.85	($521.11)	($521.11)
662513[1]	$0.00	$1,253.90	$1,253.90	($576.79)	($576.79)
662514	$0.00	$0.00	$0.00	$0.00	$0.00
662515	$0.00	$2,769.63	$2,769.63	($1,274.03)	($1,274.03)
662516	$0.00	$2,473.54	$2,473.54	($1,137.83)	($1,137.83)
662517	$0.00	$2,489.93	$2,489.93	($1,145.37)	($1,145.37)
662518	$0.00	$2,421.61	$2,421.61	($1,113.94)	($1,113.94)
662519	$0.00	$2,121.61	$2,121.61	($975.94)	($975.94)
662520	$0.00	$2,505.30	$2,505.30	($1,152.44)	($1,152.44)
662521	$0.00	$2,434.12	$2,434.12	($1,119.70)	($1,119.70)
662522	$0.00	$2,511.40	$2,511.40	($1,155.24)	($1,155.24)
662523	$0.00	$2,415.48	$2,415.48	($1,111.12)	($1,111.12)
662524	$0.00	$2,539.35	$2,539.35	($1,168.10)	($1,168.10)
662525	$0.00	$3,015.49	$3,015.49	($1,387.13)	($1,387.13)
662526	$0.00	$2,268.84	$2,268.84	($1,043.67)	($1,043.67)
662527	$0.00	$2,784.93	$2,784.93	($1,281.07)	($1,281.07)
662528	$0.00	$0.00	$0.00	$0.00	$0.00
662529	$0.00	$3,191.57	$3,191.57	($1,468.12)	($1,468.12)
662530	$0.00	$2,880.32	$2,880.32	($1,324.95)	($1,324.95)
662531	$0.00	$2,479.20	$2,479.20	($1,140.43)	($1,140.43)
662532	$0.00	$2,522.38	$2,522.38	($1,160.29)	($1,160.29)
662533	$0.00	$0.00	$0.00	$0.00	$0.00
662534	$0.00	$2,528.08	$2,528.08	($1,162.92)	($1,162.92)
662535	$0.00	$2,284.70	$2,284.70	($1,050.96)	($1,050.96)
662536	$0.00	$2,957.69	$2,957.69	($1,360.54)	($1,360.54)
662537	$0.00	$0.00	$0.00	$0.00	$0.00
662538	$0.00	$2,771.23	$2,771.23	($1,274.77)	($1,274.77)
662539	$0.00	$2,493.08	$2,493.08	($1,146.82)	($1,146.82)
662540	$0.00	$3,028.60	$3,028.60	($1,393.16)	($1,393.16)
662541	$0.00	$2,347.23	$2,347.23	($1,079.73)	($1,079.73)
662542	$0.00	$3,032.94	$3,032.94	($1,395.15)	($1,395.15)
662543	$0.00	$2,801.17	$2,801.17	($1,288.54)	($1,288.54)
662544	$0.00	$3,072.19	$3,072.19	($1,413.21)	($1,413.21)
662545	$0.00	$3,195.47	$3,195.47	($1,469.92)	($1,469.92)
662546	$0.00	$2,685.26	$2,685.26	($1,235.22)	($1,235.22)
662547	$0.00	$2,762.54	$2,762.54	($1,270.77)	($1,270.77)
662548	$0.00	$2,483.77	$2,483.77	($1,142.53)	($1,142.53)
662549	$0.00	$2,497.03	$2,497.03	($1,148.63)	($1,148.63)
662550	$0.00	$2,460.27	$2,460.27	($1,131.72)	($1,131.72)
662551	$0.00	$2,622.94	$2,622.94	($1,206.55)	($1,206.55)
662552	$0.00	$2,953.46	$2,953.46	($1,358.59)	($1,358.59)
662553	$0.00	$2,150.79	$2,150.79	($989.36)	($989.36)
662554	$0.00	$2,377.46	$2,377.46	($1,093.63)	($1,093.63)
662555	$0.00	$2,524.28	$2,524.28	($1,161.17)	($1,161.17)
662556	$0.00	$2,477.46	$2,477.46	($1,139.63)	($1,139.63)
662557	$0.00	$2,688.36	$2,688.36	($1,236.65)	($1,236.65)
662558	$0.00	$2,479.05	$2,479.05	($1,140.36)	($1,140.36)
662559	$0.00	$2,521.06	$2,521.06	($1,159.69)	($1,159.69)
662560	$0.00	$2,419.06	$2,419.06	($1,112.77)	($1,112.77)
662561	$0.00	$2,507.53	$2,507.53	($1,153.46)	($1,153.46)
662562	$0.00	$2,462.97	$2,462.97	($1,132.97)	($1,132.97)
662563	$0.00	$2,373.62	$2,373.62	($1,091.87)	($1,091.87)
662564	$0.00	$2,815.31	$2,815.31	($1,295.04)	($1,295.04)
662565	$0.00	$2,259.10	$2,259.10	($1,039.19)	($1,039.19)
662566	$0.00	$2,550.03	$2,550.03	($1,173.01)	($1,173.01)
662567	$0.00	$2,472.99	$2,472.99	($1,137.58)	($1,137.58)
662568	$0.00	$2,543.59	$2,543.59	($1,170.05)	($1,170.05)
662569	$0.00	$2,387.93	$2,387.93	($1,098.45)	($1,098.45)
662570	$0.00	$2,739.48	$2,739.48	($1,260.16)	($1,260.16)
662571	$0.00	$2,487.74	$2,487.74	($1,144.36)	($1,144.36)
662572	$0.00	$2,504.96	$2,504.96	($1,152.28)	($1,152.28)
662573	$0.00	$2,672.38	$2,672.38	($1,229.29)	($1,229.29)
662574	$0.00	$2,482.95	$2,482.95	($1,142.16)	($1,142.16)
662575	$0.00	$2,975.04	$2,975.04	($1,368.52)	($1,368.52)
662576	$0.00	$2,839.03	$2,839.03	($1,305.95)	($1,305.95)
662577	$0.00	$2,891.54	$2,891.54	($1,330.11)	($1,330.11)
662578	$0.00	$2,381.87	$2,381.87	($1,095.66)	($1,095.66)
662579	$0.00	$2,263.81	$2,263.81	($1,041.35)	($1,041.35)
662580	$0.00	$2,407.05	$2,407.05	($1,107.24)	($1,107.24)
662581	$0.00	$3,034.88	$3,034.88	($1,396.04)	($1,396.04)
662582	$0.00	$0.00	$0.00	$0.00	$0.00
662583	$0.00	$444.02	$444.02	($204.25)	($204.25)
662584	$0.00	$2,311.77	$2,311.77	($1,063.41)	($1,063.41)
662585	$0.00	$795.77	$795.77	($366.05)	($366.05)
662586	$0.00	$2,217.93	$2,217.93	($1,020.25)	($1,020.25)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
662587	$0.00	$2,456.20	$2,456.20	($1,129.85)	($1,129.85)
662588	$0.00	$2,435.29	$2,435.29	($1,120.23)	($1,120.23)
662589	$0.00	$2,825.48	$2,825.48	($1,299.72)	($1,299.72)
662590	$0.00	$2,762.88	$2,762.88	($1,270.92)	($1,270.92)
662591	$0.00	$2,362.95	$2,362.95	($1,086.96)	($1,086.96)
662592	$0.00	$2,800.50	$2,800.50	($1,288.23)	($1,288.23)
662593	$0.00	$2,897.19	$2,897.19	($1,332.71)	($1,332.71)
662594	$0.00	$2,660.19	$2,660.19	($1,223.69)	($1,223.69)
662595	$0.00	$2,875.79	$2,875.79	($1,322.86)	($1,322.86)
662596	$0.00	$2,118.72	$2,118.72	($974.61)	($974.61)
662597	$0.00	$2,491.38	$2,491.38	($1,146.03)	($1,146.03)
662598	$0.00	$0.00	$0.00	$0.00	$0.00
662599	$0.00	$2,324.65	$2,324.65	($1,069.34)	($1,069.34)
662600	$0.00	$2,369.76	$2,369.76	($1,090.09)	($1,090.09)
662601	$0.00	$2,086.95	$2,086.95	($960.00)	($960.00)
662602	$0.00	$2,252.71	$2,252.71	($1,036.25)	($1,036.25)
662603	$0.00	$3,105.19	$3,105.19	($1,428.39)	($1,428.39)
662604	$0.00	$3,219.10	$3,219.10	($1,480.79)	($1,480.79)
662605	$0.00	$2,430.45	$2,430.45	($1,118.01)	($1,118.01)
662606	$0.00	$0.00	$0.00	$0.00	PREPAID
662607	$0.00	$2,573.05	$2,573.05	($1,183.60)	($1,183.60)
662608	$0.00	$1,654.83	$1,654.83	($761.22)	($761.22)
662609	$0.00	$2,768.98	$2,768.98	($1,273.73)	($1,273.73)
662610	$0.00	$0.00	$0.00	$0.00	$0.00
662611	$0.00	$2,620.87	$2,620.87	($1,205.60)	($1,205.60)
662612	$0.00	$2,469.12	$2,469.12	($1,135.80)	($1,135.80)
662613	$0.00	$2,356.85	$2,356.85	($1,084.15)	($1,084.15)
662614	$0.00	$1,915.82	$1,915.82	($881.28)	($881.28)
662615	$0.00	$2,160.46	$2,160.46	($993.81)	($993.81)
662616	$0.00	$2,387.30	$2,387.30	($1,098.16)	($1,098.16)
662617	$0.00	$2,575.79	$2,575.79	($1,184.86)	($1,184.86)
662618	$0.00	$2,722.31	$2,722.31	($1,252.26)	($1,252.26)
662619	$0.00	$2,840.45	$2,840.45	($1,306.61)	($1,306.61)
662620	$0.00	$2,517.84	$2,517.84	($1,158.21)	($1,158.21)
662621	$0.00	$2,253.82	$2,253.82	($1,036.76)	($1,036.76)
662622	$0.00	$2,403.78	$2,403.78	($1,105.74)	($1,105.74)
662623	$0.00	$3,177.85	$3,177.85	($1,461.81)	($1,461.81)
662624	$0.00	$2,790.56	$2,790.56	($1,283.66)	($1,283.66)
662625	$0.00	$2,510.89	$2,510.89	($1,155.01)	($1,155.01)
662626	$0.00	$2,571.28	$2,571.28	($1,182.79)	($1,182.79)
662627	$0.00	$1,293.83	$1,293.83	($595.16)	($595.16)
662628	$0.00	$2,893.01	$2,893.01	($1,330.78)	($1,330.78)
662629	$0.00	$2,514.62	$2,514.62	($1,156.73)	($1,156.73)
662630	$0.00	$1,925.89	$1,925.89	($885.91)	($885.91)
662631	$0.00	$2,325.66	$2,325.66	($1,069.80)	($1,069.80)
662632	$0.00	$2,725.77	$2,725.77	($1,253.85)	($1,253.85)
662633	$0.00	$2,786.19	$2,786.19	($1,281.65)	($1,281.65)
662634	$0.00	$2,140.26	$2,140.26	($984.52)	($984.52)
662635	$0.00	$0.00	$0.00	$0.00	$0.00
662636	$0.00	$2,315.30	$2,315.30	($1,065.04)	($1,065.04)
662637	$0.00	$2,479.20	$2,479.20	($1,140.43)	($1,140.43)
662638	$0.00	$3,154.53	$3,154.53	($1,451.08)	($1,451.08)
662639	$0.00	$2,820.49	$2,820.49	($1,297.43)	($1,297.43)
662640	$0.00	$2,939.62	$2,939.62	($1,352.23)	($1,352.23)
662641	$0.00	$2,878.52	$2,878.52	($1,324.12)	($1,324.12)
662642	$0.00	$3,229.94	$3,229.94	($1,485.77)	($1,485.77)
662643	$0.00	$2,471.54	$2,471.54	($1,136.91)	($1,136.91)
662644	$0.00	$2,519.11	$2,519.11	($1,158.79)	($1,158.79)
662645	$0.00	$2,881.00	$2,881.00	($1,325.26)	($1,325.26)
662646	$0.00	$2,509.36	$2,509.36	($1,154.31)	($1,154.31)
662647	$0.00	$2,794.88	$2,794.88	($1,285.64)	($1,285.64)
662648	$0.00	$3,097.29	$3,097.29	($1,424.75)	($1,424.75)
662649	$0.00	$2,667.76	$2,667.76	($1,227.17)	($1,227.17)
662650	$0.00	$2,647.80	$2,647.80	($1,217.99)	($1,217.99)
662651	$0.00	$2,253.82	$2,253.82	($1,036.76)	($1,036.76)
662652	$0.00	$2,383.68	$2,383.68	($1,096.49)	($1,096.49)
662653	$0.00	$2,192.87	$2,192.87	($1,008.72)	($1,008.72)
662654	$0.00	$2,649.54	$2,649.54	($1,218.79)	($1,218.79)
662655	$0.00	$3,079.56	$3,079.56	($1,416.60)	($1,416.60)
662656	$0.00	$0.00	$0.00	$0.00	$0.00
662657	$0.00	$2,330.85	$2,330.85	($1,072.19)	($1,072.19)
662658	$0.00	$2,636.94	$2,636.94	($1,212.99)	($1,212.99)
662659	$0.00	$3,398.96	$3,398.96	($1,563.52)	($1,563.52)
662660	$0.00	$2,804.21	$2,804.21	($1,289.94)	($1,289.94)
662661	$0.00	$2,755.45	$2,755.45	($1,267.51)	($1,267.51)
662662	$0.00	$2,404.41	$2,404.41	($1,106.03)	($1,106.03)
662663	$0.00	$3,145.26	$3,145.26	($1,446.82)	($1,446.82)
662664	$0.00	$3,232.90	$3,232.90	($1,487.13)	($1,487.13)
662665	$0.00	$2,797.95	$2,797.95	($1,287.06)	($1,287.06)
662666	$0.00	$2,711.02	$2,711.02	($1,247.07)	($1,247.07)
662667	$0.00	$3,236.26	$3,236.26	($1,488.68)	($1,488.68)
662668	$0.00	$3,116.71	$3,116.71	($1,433.69)	($1,433.69)
662669	$0.00	$2,951.46	$2,951.46	($1,357.67)	($1,357.67)
662670	$0.00	$0.00	$0.00	$0.00	$0.00
662671	$0.00	$2,651.60	$2,651.60	($1,219.74)	($1,219.74)
662672	$0.00	$2,455.04	$2,455.04	($1,129.32)	($1,129.32)
662673	$0.00	$2,833.37	$2,833.37	($1,303.35)	($1,303.35)
662674	$0.00	$3,164.86	$3,164.86	($1,455.84)	($1,455.84)
662675	$0.00	$2,839.88	$2,839.88	($1,306.34)	($1,306.34)
662676	$0.00	$0.00	$0.00	$0.00	$0.00
662677	$0.00	$2,298.89	$2,298.89	($1,057.49)	($1,057.49)
662678	$0.00	$333.24	$333.24	($153.29)	($153.29)
662679	$0.00	$333.24	$333.24	($153.29)	($153.29)
662680	$0.00	$3,127.10	$3,127.10	($1,438.47)	($1,438.47)
662681	$0.00	$2,219.52	$2,219.52	($1,020.98)	($1,020.98)
662682	$0.00	$2,126.17	$2,126.17	($978.04)	($978.04)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
662683	$0.00	$2,372.14	$2,372.14	($1,091.18)	($1,091.18)
662684	$0.00	$2,060.63	$2,060.63	($947.89)	($947.89)
662685	$0.00	$0.00	$0.00	$0.00	$0.00
662686	$0.00	$2,672.38	$2,672.38	($1,229.29)	($1,229.29)
662687	$0.00	$2,422.61	$2,422.61	($1,114.40)	($1,114.40)
662688	$0.00	$2,927.21	$2,927.21	($1,346.52)	($1,346.52)
662689	$0.00	$3,148.63	$3,148.63	($1,448.37)	($1,448.37)
662690	$0.00	$2,900.85	$2,900.85	($1,334.39)	($1,334.39)
662691	$0.00	$3,039.14	$3,039.14	($1,398.00)	($1,398.00)
662692	$0.00	$2,435.60	$2,435.60	($1,120.38)	($1,120.38)
662693	$0.00	$2,599.62	$2,599.62	($1,195.83)	($1,195.83)
662694	$0.00	$2,330.45	$2,330.45	($1,072.01)	($1,072.01)
662695	$0.00	$2,511.40	$2,511.40	($1,155.24)	($1,155.24)
662696	$0.00	$2,857.70	$2,857.70	($1,314.54)	($1,314.54)
662697	$0.00	$2,704.87	$2,704.87	($1,244.24)	($1,244.24)
662698	$0.00	$2,664.15	$2,664.15	($1,225.51)	($1,225.51)
662699	$0.00	$3,476.21	$3,476.21	($1,599.06)	($1,599.06)
662700	$0.00	$3,252.51	$3,252.51	($1,496.15)	($1,496.15)
662701	$0.00	$3,122.01	$3,122.01	($1,436.12)	($1,436.12)
662702	$0.00	$2,768.98	$2,768.98	($1,273.73)	($1,273.73)
662703	$0.00	$2,603.67	$2,603.67	($1,197.69)	($1,197.69)
662704	$0.00	$2,909.83	$2,909.83	($1,338.52)	($1,338.52)
662705	$0.00	$0.00	$0.00	$0.00	$0.00
662706	$0.00	$2,736.78	$2,736.78	($1,258.92)	($1,258.92)
662707	$0.00	$2,992.10	$2,992.10	($1,376.37)	($1,376.37)
662708	$0.00	$2,634.58	$2,634.58	($1,211.91)	($1,211.91)
662709	$0.00	$2,749.66	$2,749.66	($1,264.84)	($1,264.84)
662710	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$512,872.61**	**$512,872.61**	**($235,921.40)**	**($235,921.40)**

1 - Parcels represent the split ownership of Property ID 744816 per Denton County Appraisal District Records as of July 15, 2022.

Appendix E-1

MAJOR IMPROVEMENT AREA ASSESSMENT ROLL SUMMARY – 2022-23

Appendix E-1
Assessment Roll Summary - Major Improvement Area
2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
38646	15	3	12.15	$134,847.52	$251.14	$11,429.24	$674.24	$646.02	($4.58)	$12,996.05
584981	24	Various	18.94	$210,206.75	$391.49	$17,816.44	$1,051.03	$1,007.05	($1,045.16)	$19,220.86
637221	24	4	18.24	$202,437.75	$377.02	$17,157.97	$1,012.19	$969.83	$0.00	$19,517.01
958385	28	3	22.68	$251,715.36	$468.80	$21,334.58	$1,258.58	$1,205.91	($2,424.24)	$21,843.62
986670	46	3	37.26	$413,532.38	$770.17	$35,049.66	$2,067.66	$1,981.13	($2,492.06)	$37,376.57
986671	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	($0.06)	$866.65
986672	169	4	128.44	$1,425,499.18	$2,654.88	$120,820.68	$7,127.50	$6,829.21	($82.18)	$137,350.08
986673	57	4	43.32	$480,789.66	$895.43	$40,750.17	$2,403.95	$2,303.34	($3.61)	$46,349.29
986674	154	Various	121.64	$1,350,028.97	$2,514.33	$114,424.07	$6,750.14	$6,467.65	($10.60)	$130,145.59
986675	17	4	12.92	$143,393.41	$267.06	$12,153.56	$716.97	$686.96	($1.00)	$13,823.54
757670	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757669	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757668	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757667	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757666	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757665	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($82.80)	$612.71
757664	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($138.00)	$557.51
757663	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757662	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757661	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757660	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($681.15)	$14.36
757659	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757658	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757657	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757656	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($431.61)	$263.89
757655	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($423.52)	$271.99
757654	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757653	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757652	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757651	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757650	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($774.53)	$38.67
757649	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757648	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757647	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757646	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757645	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($702.03)	$111.18
757644	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757643	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757642	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757641	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757640	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757639	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757638	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($807.42)	$5.78
757637	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757636	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757635	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757634	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($765.14)	$48.07
757633	1	4	0.76	$8,434.91	$15.71	$714.92	$42.17	$40.41	($813.21)	$0.00
757632	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757631	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757630	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757629	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757628	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757627	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($89.03)	$606.47
757626	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($148.39)	$547.12
757625	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757624	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($674.69)	$20.82
757623	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757622	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757621	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757620	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757619	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757618	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757617	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757616	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757615	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757614	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757613	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757612	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757611	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757610	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757609	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757608	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757607	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757606	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757605	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
757604	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757603	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757602	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757601	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757600	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757599	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757598	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757597	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757596	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757595	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757594	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757593	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757592	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757591	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757590	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757589	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($404.24)	$291.26
757588	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757587	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757586	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757585	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757584	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757583	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($573.34)	$122.16
757582	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757581	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757580	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757579	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757578	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757577	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757576	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757575	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757574	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757573	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757572	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757571	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757570	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757569	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757568	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757567	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757566	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757565	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757564	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757563	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757562	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757561	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757560	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757559	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757558	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757557	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757556	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757555	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757554	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757553	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($670.63)	$24.87
757552	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757551	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757550	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757549	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757548	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757547	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($80.13)	$615.38
757546	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757545	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($87.34)	$608.17
757544	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757543	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757542	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757541	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757540	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($133.55)	$561.96
757539	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757538	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757537	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757536	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757535	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757534	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757533	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757532	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
757531	1	5	0.65	$7,214.06	$13.44	$611.44	$36.07	$34.56	($695.51)	$0.00
982616	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982615	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982657	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982637	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982654	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982648	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982631	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
982635	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982636	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982640	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982641	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982643	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982644	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982645	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982628	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982629	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982630	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982623	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982624	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982625	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982650	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982647	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982655	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982653	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982660	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982700	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982701	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982685	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982612	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982649	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982619	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982659	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982611	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982618	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982620	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982664	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982613	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982639	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982642	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982633	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982634	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982646	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982683	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982652	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982638	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982621	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982626	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982656	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982627	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982661	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982684	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982651	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982614	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982658	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982663	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982686	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982687	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982688	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982689	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982690	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982691	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982692	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982693	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982694	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982695	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982696	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982697	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982698	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982699	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982662	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982665	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982666	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982667	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982668	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982669	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982670	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982671	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982672	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982673	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982674	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982675	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982676	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982677	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982678	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982679	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982680	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982681	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982682	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
982622	1	3	0.81	$8,989.83	$16.74	$761.95	$44.95	$43.07	$0.00	$866.71
	763		**581.15**	**$6,449,928.75**	**$12,012.50**	**$546,675.00**	**$32,249.64**	**$30,900.00**	**($71,419.58)**	**$550,417.56**

Appendix E-2

MAJOR IMPROVEMENT AREA TIRZ CREDIT CALCULATIONS – 2022-23

Appendix E-2
TIRZ Credit Calculation - Major Improvement Area
2022-23

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
38646	$0.00	$9.97	$9.97	($4.58)	($4.58)
584981	$0.00	$2,272.08	$2,272.08	($1,045.16)	($1,045.16)
637221	$0.00	$0.00	$0.00	$0.00	$0.00
757531	$0.00	$2,543.94	$2,543.94	($1,170.21)	($695.51)
757532	$0.00	$1,655.09	$1,655.09	($761.34)	($695.51)
757533	$0.00	$2,197.28	$2,197.28	($1,010.75)	($695.51)
757534	$0.00	$2,084.51	$2,084.51	($958.87)	($695.51)
757535	$0.00	$1,656.15	$1,656.15	($761.83)	($695.51)
757536	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757537	$0.00	$1,870.23	$1,870.23	($860.31)	($695.51)
757538	$0.00	$1,992.43	$1,992.43	($916.52)	($695.51)
757539	$0.00	$1,960.42	$1,960.42	($901.79)	($695.51)
757540	$0.00	$290.32	$290.32	($133.55)	($133.55)
757541	$0.00	$290.32	$290.32	($133.55)	($133.55)
757542	$0.00	$290.32	$290.32	($133.55)	($133.55)
757543	$0.00	$1,554.88	$1,554.88	($715.24)	($695.51)
757544	$0.00	$290.32	$290.32	($133.55)	($133.55)
757545	$0.00	$189.86	$189.86	($87.34)	($87.34)
757546	$0.00	$290.32	$290.32	($133.55)	($133.55)
757547	$0.00	$174.19	$174.19	($80.13)	($80.13)
757548	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757549	$0.00	$174.19	$174.19	($80.13)	($80.13)
757550	$0.00	$174.19	$174.19	($80.13)	($80.13)
757551	$0.00	$174.19	$174.19	($80.13)	($80.13)
757552	$0.00	$2,080.18	$2,080.18	($956.88)	($695.51)
757553	$0.00	$1,457.90	$1,457.90	($670.63)	($670.63)
757554	$0.00	$2,084.51	$2,084.51	($958.87)	($695.51)
757555	$0.00	$1,542.85	$1,542.85	($709.71)	($695.51)
757556	$0.00	$174.19	$174.19	($80.13)	($80.13)
757557	$0.00	$2,318.19	$2,318.19	($1,066.37)	($695.51)
757558	$0.00	$1,569.61	$1,569.61	($722.02)	($695.51)
757559	$0.00	$2,084.51	$2,084.51	($958.87)	($695.51)
757560	$0.00	$1,720.62	$1,720.62	($791.49)	($695.51)
757561	$0.00	$2,323.16	$2,323.16	($1,068.65)	($695.51)
757562	$0.00	$1,542.24	$1,542.24	($709.43)	($695.51)
757563	$0.00	$1,973.56	$1,973.56	($907.84)	($695.51)
757564	$0.00	$1,544.12	$1,544.12	($710.30)	($695.51)
757565	$0.00	$2,083.51	$2,083.51	($958.41)	($695.51)
757566	$0.00	$2,070.58	$2,070.58	($952.47)	($695.51)
757567	$0.00	$1,569.61	$1,569.61	($722.02)	($695.51)
757568	$0.00	$174.19	$174.19	($80.13)	($80.13)
757569	$0.00	$174.19	$174.19	($80.13)	($80.13)
757570	$0.00	$1,580.91	$1,580.91	($727.22)	($695.51)
757571	$0.00	$174.19	$174.19	($80.13)	($80.13)
757572	$0.00	$174.19	$174.19	($80.13)	($80.13)
757573	$0.00	$1,655.09	$1,655.09	($761.34)	($695.51)
757574	$0.00	$174.19	$174.19	($80.13)	($80.13)
757575	$0.00	$174.19	$174.19	($80.13)	($80.13)
757576	$0.00	$174.19	$174.19	($80.13)	($80.13)
757577	$0.00	$1,990.93	$1,990.93	($915.83)	($695.51)
757578	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757579	$0.00	$174.19	$174.19	($80.13)	($80.13)
757580	$0.00	$174.19	$174.19	($80.13)	($80.13)
757581	$0.00	$174.19	$174.19	($80.13)	($80.13)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
757582	$0.00	$290.32	$290.32	($133.55)	($133.55)
757583	$0.00	$1,246.40	$1,246.40	($573.34)	($573.34)
757584	$0.00	$290.32	$290.32	($133.55)	($133.55)
757585	$0.00	$174.19	$174.19	($80.13)	($80.13)
757586	$0.00	$1,623.95	$1,623.95	($747.02)	($695.51)
757587	$0.00	$1,885.49	$1,885.49	($867.33)	($695.51)
757588	$0.00	$2,239.34	$2,239.34	($1,030.10)	($695.51)
757589	$0.00	$878.79	$878.79	($404.24)	($404.24)
757590	$0.00	$174.19	$174.19	($80.13)	($80.13)
757591	$0.00	$174.19	$174.19	($80.13)	($80.13)
757592	$0.00	$290.32	$290.32	($133.55)	($133.55)
757593	$0.00	$174.19	$174.19	($80.13)	($80.13)
757594	$0.00	$174.19	$174.19	($80.13)	($80.13)
757595	$0.00	$174.19	$174.19	($80.13)	($80.13)
757596	$0.00	$290.32	$290.32	($133.55)	($133.55)
757597	$0.00	$174.19	$174.19	($80.13)	($80.13)
757598	$0.00	$174.19	$174.19	($80.13)	($80.13)
757599	$0.00	$174.19	$174.19	($80.13)	($80.13)
757600	$0.00	$174.19	$174.19	($80.13)	($80.13)
757601	$0.00	$1,621.78	$1,621.78	($746.02)	($695.51)
757602	$0.00	$174.19	$174.19	($80.13)	($80.13)
757603	$0.00	$174.19	$174.19	($80.13)	($80.13)
757604	$0.00	$174.19	$174.19	($80.13)	($80.13)
757605	$0.00	$174.19	$174.19	($80.13)	($80.13)
757606	$0.00	$1,625.65	$1,625.65	($747.80)	($695.51)
757607	$0.00	$1,624.70	$1,624.70	($747.36)	($695.51)
757608	$0.00	$2,091.64	$2,091.64	($962.15)	($695.51)
757609	$0.00	$174.19	$174.19	($80.13)	($80.13)
757610	$0.00	$2,102.95	$2,102.95	($967.36)	($695.51)
757611	$0.00	$1,639.13	$1,639.13	($754.00)	($695.51)
757612	$0.00	$174.19	$174.19	($80.13)	($80.13)
757613	$0.00	$1,561.25	$1,561.25	($718.18)	($695.51)
757614	$0.00	$174.19	$174.19	($80.13)	($80.13)
757615	$0.00	$174.19	$174.19	($80.13)	($80.13)
757616	$0.00	$174.19	$174.19	($80.13)	($80.13)
757617	$0.00	$174.19	$174.19	($80.13)	($80.13)
757618	$0.00	$174.19	$174.19	($80.13)	($80.13)
757619	$0.00	$174.19	$174.19	($80.13)	($80.13)
757620	$0.00	$1,554.88	$1,554.88	($715.24)	($695.51)
757621	$0.00	$1,721.47	$1,721.47	($791.88)	($695.51)
757622	$0.00	$2,544.84	$2,544.84	($1,170.63)	($695.51)
757623	$0.00	$1,656.21	$1,656.21	($761.86)	($695.51)
757624	$0.00	$1,466.71	$1,466.71	($674.69)	($674.69)
757625	$0.00	$1,656.96	$1,656.96	($762.20)	($695.51)
757626	$0.00	$322.58	$322.58	($148.39)	($148.39)
757627	$0.00	$193.55	$193.55	($89.03)	($89.03)
757628	$0.00	$193.55	$193.55	($89.03)	($89.03)
757629	$0.00	$193.55	$193.55	($89.03)	($89.03)
757630	$0.00	$1,592.56	$1,592.56	($732.58)	($695.51)
757631	$0.00	$193.55	$193.55	($89.03)	($89.03)
757632	$0.00	$2,208.66	$2,208.66	($1,015.98)	($695.51)
757633	$0.00	$2,845.78	$2,845.78	($1,309.06)	($813.21)
757634	$0.00	$1,663.34	$1,663.34	($765.14)	($765.14)
757635	$0.00	$1,897.79	$1,897.79	($872.98)	($813.21)
757636	$0.00	$1,803.67	$1,803.67	($829.69)	($813.21)
757637	$0.00	$2,598.61	$2,598.61	($1,195.36)	($813.21)
757638	$0.00	$1,755.27	$1,755.27	($807.42)	($807.42)
757639	$0.00	$2,598.24	$2,598.24	($1,195.19)	($813.21)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
757640	$0.00	$1,926.46	$1,926.46	($886.17)	($813.21)
757641	$0.00	$2,480.41	$2,480.41	($1,140.99)	($813.21)
757642	$0.00	$2,573.42	$2,573.42	($1,183.77)	($813.21)
757643	$0.00	$2,673.22	$2,673.22	($1,229.68)	($813.21)
757644	$0.00	$2,388.62	$2,388.62	($1,098.77)	($813.21)
757645	$0.00	$1,526.16	$1,526.16	($702.03)	($702.03)
757646	$0.00	$2,414.77	$2,414.77	($1,110.79)	($813.21)
757647	$0.00	$2,454.80	$2,454.80	($1,129.21)	($813.21)
757648	$0.00	$2,297.56	$2,297.56	($1,056.88)	($813.21)
757649	$0.00	$1,930.05	$1,930.05	($887.82)	($813.21)
757650	$0.00	$1,683.77	$1,683.77	($774.53)	($774.53)
757651	$0.00	$1,980.60	$1,980.60	($911.08)	($813.21)
757652	$0.00	$2,643.23	$2,643.23	($1,215.89)	($813.21)
757653	$0.00	$2,250.29	$2,250.29	($1,035.13)	($813.21)
757654	$0.00	$2,037.41	$2,037.41	($937.21)	($695.51)
757655	$0.00	$920.70	$920.70	($423.52)	($423.52)
757656	$0.00	$938.29	$938.29	($431.61)	($431.61)
757657	$0.00	$1,952.26	$1,952.26	($898.04)	($695.51)
757658	$0.00	$2,094.12	$2,094.12	($963.30)	($695.51)
757659	$0.00	$1,995.49	$1,995.49	($917.93)	($695.51)
757660	$0.00	$1,480.75	$1,480.75	($681.15)	($681.15)
757661	$0.00	$2,283.76	$2,283.76	($1,050.53)	($695.51)
757662	$0.00	$1,984.22	$1,984.22	($912.74)	($695.51)
757663	$0.00	$2,306.34	$2,306.34	($1,060.92)	($695.51)
757664	$0.00	$300.00	$300.00	($138.00)	($138.00)
757665	$0.00	$180.00	$180.00	($82.80)	($82.80)
757666	$0.00	$1,573.16	$1,573.16	($723.65)	($695.51)
757667	$0.00	$2,511.40	$2,511.40	($1,155.24)	($695.51)
757668	$0.00	$2,063.54	$2,063.54	($949.23)	($695.51)
757669	$0.00	$1,686.46	$1,686.46	($775.77)	($695.51)
757670	$0.00	$0.00	$0.00	$0.00	$0.00
958385	$0.00	$5,270.09	$5,270.09	($2,424.24)	($2,424.24)
986670	$0.00	$5,417.52	$5,417.52	($2,492.06)	($2,492.06)
986671	$0.00	$0.13	$0.13	($0.06)	($0.06)
986672	$0.00	$178.66	$178.66	($82.18)	($82.18)
986673	$0.00	$7.84	$7.84	($3.61)	($3.61)
986674	$0.00	$23.05	$23.05	($10.60)	($10.60)
986675	$0.00	$2.18	$2.18	($1.00)	($1.00)
Total	**$0.00**	**$1,548,126.40**	**$186,335.74**	**($85,714.44)**	**($71,419.58)**

Appendix F-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix F-1
Assessment Roll Summary - Improvement Area #2
2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
727063	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,084.15)	$1,493.93
727064	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,058.97)	$1,519.11
727065	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,260.47)	$1,317.61
727066	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,345.71)	$1,232.37
727067	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,340.70)	$1,237.38
727068	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,040.04)	$1,538.04
727069	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,244.70)	$1,333.38
3670365[1]	1	3	0.27	0.27	$10,129.48	$126.59	$638.24	$50.65	$35.29	($409.96)	$440.80
8452371[1]	1	3	0.54	0.54	$20,565.91	$257.02	$1,295.82	$102.83	$71.64	($759.60)	$967.71
727071	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($980.38)	$1,597.70
727072	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,318.16)	$1,259.92
727073	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,355.14)	$1,222.94
727074	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,456.64)	$1,121.44
727075	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,355.49)	$1,222.59
727076	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,203.04)	$1,375.03
727077	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,040.03)	$1,538.04
727078	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,185.44)	$1,392.63
727079	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,173.40)	$1,404.68
727080	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,049.74)	$1,528.34
727081	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,135.36)	$1,442.71
727082	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,092.18)	$1,485.89
727083	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,386.29)	$1,191.78
727084	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,303.32)	$1,274.76
727085	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,421.84)	$1,156.24
727086	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,150.21)	$1,427.87
727087	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,096.00)	$1,482.08
727088	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,046.84)	$1,531.24
727089	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,283.02)	$1,295.05
727090	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,155.24)	$1,422.83
727091	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,409.99)	$1,168.09
727092	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
727093	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,180.91)	$1,397.17
727094	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,254.53)	$1,323.55
727095	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($693.37)	$1,884.71
727096	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,171.53)	$1,406.54
727097	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,114.12)	$1,463.95
727098	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,105.49)	$1,472.59
727099	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,237.41)	$1,340.66
727100	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,325.89)	$1,252.19
727101	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($613.46)	$1,964.62
727102	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,139.94)	$1,438.13
727103	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,225.27)	$1,352.81
727104	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($443.22)	$2,134.86
727105	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($159.30)	$2,418.77
727106	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($159.30)	$2,418.77
727107	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,122.92)	$1,455.15
727108	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($159.30)	$2,418.77
727109	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($437.02)	$2,141.06
727110	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,104.20)	$1,473.87
727111	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,137.18)	$1,440.90
727112	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,310.74)	$1,267.33
727113	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,087.67)	$1,490.40
727114	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,050.68)	$1,527.40
727115	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,116.62)	$1,461.45
727116	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,282.57)	$1,295.51
727117	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,539.30)	$1,038.78
727118	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,399.47)	$1,178.61
727119	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($998.25)	$1,579.83
727120	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727121	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($946.53)	$1,631.55
727122	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,264.84)	$1,313.23
727123	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,140.43)	$1,437.65
727124	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,224.80)	$1,353.28
727125	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($872.27)	$1,705.81
727126	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,133.65)	$1,444.43
727127	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,312.20)	$1,265.88
727128	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,223.84)	$1,354.23
727129	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,319.00)	$1,259.08
727130	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,255.96)	$1,322.12
727131	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,288.54)	$1,289.54
727132	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,202.70)	$1,375.38
727133	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,413.88)	$1,164.19
727134	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,165.11)	$1,412.97
727135	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,264.78)	$1,313.30

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
727136	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,407.59)	$1,170.49
727137	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,378.31)	$1,199.77
727138	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,019.66)	$1,558.41
727139	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($830.84)	$1,747.24
727140	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($571.41)	$2,006.67
727141	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,117.63)	$1,460.45
727142	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($957.12)	$1,620.96
727143	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,081.46)	$1,496.62
727144	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($865.27)	$1,712.81
727145	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,045.82)	$1,532.26
727146	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,303.94)	$1,274.13
727147	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,081.70)	$1,496.38
727148	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($915.31)	$1,662.77
727149	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($866.94)	$1,711.14
727150	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($883.46)	$1,694.62
727151	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,302.14)	$1,275.94
727152	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,066.24)	$1,511.84
727153	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($962.01)	$1,616.07
727154	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,306.08)	$1,272.00
727155	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,276.69)	$1,301.38
727156	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,230.47)	$1,347.61
727157	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727158	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,033.49)	$1,544.59
727159	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,010.10)	$1,567.98
727160	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,512.90)	$1,065.18
727161	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,408.91)	$1,169.17
727162	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($968.94)	$1,609.14
727163	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,050.02)	$1,528.06
727164	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($984.82)	$1,593.25
727165	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,199.68)	$1,378.40
727166	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,098.96)	$1,479.11
727167	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,075.06)	$1,503.02
727168	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($988.66)	$1,589.41
727169	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,260.42)	$1,317.66
727170	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,392.22)	$1,185.86
727171	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727172	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,483.72)	$1,094.36
727173	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,427.09)	$1,150.99
727174	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,105.68)	$1,472.39
727175	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($760.19)	$1,817.89
727176	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,254.74)	$1,323.34
727177	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,186.84)	$1,391.24
727178	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,184.86)	$1,393.21
727179	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,300.09)	$1,277.98
727180	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,305.93)	$1,272.15
727181	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,217.49)	$1,360.59
727182	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,098.36)	$1,479.72
727183	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,005.92)	$1,572.16
727184	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($971.59)	$1,606.49
727185	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($950.85)	$1,627.23
727186	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,316.96)	$1,261.12
727187	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,023.13)	$1,554.95
727188	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,156.73)	$1,421.35
727189	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,319.64)	$1,258.43
727190	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,117.92)	$1,460.16
727191	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,133.43)	$1,444.65
727192	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,500.86)	$1,077.22
727193	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,115.76)	$1,462.32
727194	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,329.66)	$1,248.42
727195	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,414.45)	$1,163.62
727196	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727197	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($630.06)	$1,948.02
727198	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,473.53)	$1,104.55
727199	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($965.66)	$1,612.41
727200	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,064.64)	$1,513.44
727201	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,492.53)	$1,085.54
727202	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,304.13)	$1,273.95
727203	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,095.87)	$1,482.21
727204	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,115.30)	$1,462.78
727205	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,342.61)	$1,235.47
727206	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,019.87)	$1,558.21
727207	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,036.78)	$1,541.30
727208	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,332.97)	$1,245.10
727209	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,353.71)	$1,224.37
727210	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,306.31)	$1,271.76
727211	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	$0.00	$2,578.08
727212	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($989.36)	$1,588.71
727213	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($984.31)	$1,593.76

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
727214	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($987.72)	$1,590.36
727215	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,150.67)	$1,427.41
727216	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,473.84)	$1,104.24
727217	1	3	0.81	0.81	$30,695.39	$383.60	$1,934.06	$153.48	$106.93	($1,600.70)	$977.37
725604	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($125.68)	$1,943.15
725605	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($92.14)	$1,976.69
725606	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,205.53)	$863.30
725607	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.65)	$1,342.18
725608	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,003.38)	$1,065.45
725609	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.16)	$1,155.66
725610	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($799.78)	$1,269.04
725611	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.37)	$1,155.46
725612	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($688.96)	$1,379.87
725613	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($767.20)	$1,301.63
725614	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.40)	$1,341.42
725615	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($851.83)	$1,217.00
725616	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($997.55)	$1,071.28
725617	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($735.06)	$1,333.77
725618	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($999.76)	$1,069.06
725619	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.37)	$1,155.46
725620	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($909.30)	$1,159.53
725621	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($752.39)	$1,316.44
725622	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($964.50)	$1,104.33
725623	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($906.11)	$1,162.72
725624	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($753.17)	$1,315.66
725625	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($957.84)	$1,110.99
725626	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($753.17)	$1,315.66
725627	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.63)	$1,155.20
725628	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($917.44)	$1,151.39
725629	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.87)	$1,353.96
725630	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725631	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,036.76)	$1,032.07
725632	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($915.90)	$1,152.93
725633	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($217.49)	$1,851.34
725634	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($917.91)	$1,150.92
725635	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.90)	$1,336.93
725636	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($831.87)	$1,236.95
725637	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($974.68)	$1,094.15
725638	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.90)	$1,336.93
725639	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($967.04)	$1,101.78
725640	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($918.56)	$1,150.27
725641	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.14)	$1,337.69
725642	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,004.30)	$1,064.53
725643	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($720.17)	$1,348.66
725644	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($917.91)	$1,150.92
725645	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($731.90)	$1,336.93
725646	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($827.13)	$1,241.70
725647	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($720.17)	$1,348.66
725648	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($143.41)	$1,925.41
725649	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($85.54)	$1,983.29
725650	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($118.34)	$1,950.49
725651	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($118.55)	$1,950.28
725652	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.15)	$1,985.68
725653	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.46)	$1,354.37
725654	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,000.21)	$1,068.62
725655	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($914.16)	$1,154.66
725656	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($964.39)	$1,104.44
725657	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.75)	$1,342.08
725658	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.33)	$1,155.50
725659	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($815.83)	$1,252.99
725660	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.51)	$1,341.32
725661	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($899.58)	$1,169.25
725662	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($999.87)	$1,068.96
725663	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.52)	$1,155.31
725664	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,004.71)	$1,064.11
725665	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($862.18)	$1,206.65
725666	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
725667	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($689.88)	$1,378.95
725668	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($159.97)	$1,908.86
725669	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($118.61)	$1,950.22
725670	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($854.17)	$1,214.65
725671	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.43)	$1,985.40
725672	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.43)	$1,985.40
725673	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,003.52)	$1,065.31
725674	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($899.61)	$1,169.21
725675	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($987.29)	$1,081.54
725676	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($687.22)	$1,381.61
725677	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($914.37)	$1,154.46

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
725678	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.79)	$1,342.04
725679	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($997.68)	$1,071.14
725680	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($729.22)	$1,339.61
725681	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($999.90)	$1,068.93
725682	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($715.80)	$1,353.03
725683	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($899.31)	$1,169.51
725684	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.94)	$1,353.89
725685	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($822.77)	$1,246.06
725686	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($996.05)	$1,072.78
725687	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($801.95)	$1,266.88
725688	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($996.80)	$1,072.03
725689	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,008.51)	$1,060.31
725690	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($826.76)	$1,242.06
725691	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($890.61)	$1,178.22
725692	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.19)	$1,354.64
725693	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($851.22)	$1,217.61
725694	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,008.27)	$1,060.55
725695	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.46)	$1,354.36
725696	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.22)	$1,224.61
725697	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.19)	$1,354.64
725698	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($905.50)	$1,163.33
725699	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($762.21)	$1,306.62
725701	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,026.39)	$1,042.44
725702	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($628.89)	$1,439.94
725703	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.43)	$1,155.40
725704	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.23)	$1,341.60
725705	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($138.71)	$1,930.11
725706	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($138.71)	$1,930.11
725707	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($328.00)	$1,740.83
725708	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($645.73)	$1,423.09
725709	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($913.67)	$1,155.16
725710	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($726.72)	$1,342.11
725711	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($752.77)	$1,316.06
725712	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($83.37)	$1,985.46
725713	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.46)	$1,354.37
725714	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($961.18)	$1,107.65
725715	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($721.15)	$1,347.68
725716	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($208.53)	$1,860.30
725717	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($445.88)	$1,622.95
725718	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($715.32)	$1,353.51
725719	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($766.86)	$1,301.97
725720	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
725721	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($714.72)	$1,354.11
725722	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($806.17)	$1,262.66
725723	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,031.75)	$1,037.08
725724	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,036.46)	$1,032.37
725725	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($733.53)	$1,335.29
725726	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($920.40)	$1,148.43
725727	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($722.66)	$1,346.17
725728	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($864.80)	$1,204.02
725729	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($695.94)	$1,372.88
725730	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($721.78)	$1,347.05
725731	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($452.81)	$1,616.02
725732	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($147.72)	$2,271.22
725733	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,151.13)	$1,267.81
725734	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,028.59)	$1,390.35
725735	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($819.90)	$1,599.04
725736	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,178.48)	$1,240.46
725737	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,031.78)	$1,387.16
725738	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($759.69)	$1,659.24
725739	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725740	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,151.94)	$1,267.00
725741	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($836.85)	$1,582.09
725742	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,098.59)	$1,320.35
725743	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725744	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
725745	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($134.53)	$2,284.41
725746	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($866.51)	$1,552.43
725747	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,210.37)	$1,208.57
725748	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($1,288.54)	$1,130.40
725749	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717579	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.43)	$1,341.39
717580	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($856.69)	$1,212.14
717581	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($666.56)	$1,402.27
717582	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($808.72)	$1,260.11
717583	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($962.70)	$1,106.13
717584	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($650.24)	$1,418.59
717585	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($877.99)	$1,190.83

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
717586	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($845.79)	$1,223.04
717587	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717588	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($659.47)	$1,409.36
717589	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($948.19)	$1,120.64
717590	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717591	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($845.79)	$1,223.04
717592	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($863.80)	$1,205.03
717593	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717594	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($224.11)	$1,844.72
717595	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($956.43)	$1,112.40
717596	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717597	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($775.18)	$1,293.65
717598	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($657.26)	$1,411.57
717599	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($847.63)	$1,221.20
717600	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($883.96)	$1,184.87
717601	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($673.57)	$1,395.25
717602	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($737.72)	$1,331.11
717603	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($957.96)	$1,110.86
717604	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717605	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,036.63)	$1,032.20
717606	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($670.67)	$1,398.16
717607	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($853.60)	$1,215.23
717608	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($653.92)	$1,414.91
717609	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($883.15)	$1,185.68
717610	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($670.10)	$1,398.73
717611	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($842.32)	$1,226.51
717612	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($657.77)	$1,411.06
717613	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,012.48)	$1,056.34
717614	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($956.75)	$1,112.07
717615	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($661.66)	$1,407.17
717616	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($676.67)	$1,392.15
717617	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($764.24)	$1,304.59
717618	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($860.37)	$1,208.46
717619	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($848.89)	$1,219.94
717620	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($660.36)	$1,408.47
717621	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($848.89)	$1,219.94
717622	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($680.52)	$1,388.30
717623	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($679.61)	$1,389.21
717624	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($793.68)	$1,275.14
717625	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($864.32)	$1,204.51
717626	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($750.84)	$1,317.99
717627	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($937.08)	$1,131.74
717628	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($946.51)	$1,122.32
717629	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($676.70)	$1,392.13
717630	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,017.85)	$1,050.98
717631	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($895.14)	$1,173.69
717632	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($665.71)	$1,403.12
717633	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($383.91)	$1,684.92
717634	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($855.21)	$1,213.61
717635	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,017.87)	$1,050.96
717636	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
717637	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($682.06)	$1,386.77
717638	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
717639	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($857.24)	$1,211.59
717640	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($658.49)	$1,410.34
717641	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($928.64)	$1,140.19
717642	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($814.60)	$1,254.23
717643	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	$0.00	$2,068.83
717644	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($658.86)	$1,409.96
717645	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($700.62)	$1,368.21
717646	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($669.21)	$1,399.61
717647	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,005.00)	$1,063.82
717648	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($652.90)	$1,415.93
717649	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($841.43)	$1,227.40
717650	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($669.21)	$1,399.61
717651	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($655.10)	$1,413.72
717652	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($840.07)	$1,228.76
717653	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($588.67)	$1,480.16
717654	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($650.24)	$1,418.59
717655	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,002.34)	$1,066.48
717656	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($846.00)	$1,222.83
717657	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($727.47)	$1,341.36
717658	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717659	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($846.88)	$1,221.95
717660	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($660.56)	$1,408.27
717661	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($858.36)	$1,210.47
717662	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($674.66)	$1,394.16
717663	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($885.04)	$1,183.78

Parcel	Estimated No. of units	Lot Type	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
717664	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($846.88)	$1,221.95
717665	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($674.66)	$1,394.16
717666	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($768.32)	$1,300.51
717667	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.73)	$1,224.09
717668	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717669	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($502.92)	$1,565.90
717670	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($856.22)	$1,212.61
717671	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($872.84)	$1,195.99
717672	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($700.62)	$1,368.21
717673	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($939.88)	$1,128.95
717674	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($831.92)	$1,236.90
717675	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($648.50)	$1,420.33
717676	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($885.32)	$1,183.51
717677	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($856.23)	$1,212.60
717678	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($674.39)	$1,394.44
717679	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,006.78)	$1,062.04
717680	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($951.63)	$1,117.19
717681	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.86)	$1,223.96
717682	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($663.43)	$1,405.40
717683	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($976.51)	$1,092.32
717684	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,053.44)	$1,015.39
717685	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($678.04)	$1,390.79
717686	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($661.55)	$1,407.28
717687	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($861.56)	$1,207.27
717688	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($888.25)	$1,180.58
717689	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($851.10)	$1,217.73
717690	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($759.72)	$1,309.11
717691	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($680.35)	$1,388.47
717692	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($583.88)	$1,484.94
717693	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,016.16)	$1,052.67
717694	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($864.05)	$1,204.78
717695	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($678.62)	$1,390.20
717696	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($872.46)	$1,196.36
717697	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($1,029.25)	$1,039.57
717698	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($686.90)	$1,381.93
717699	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($667.06)	$1,401.76
717700	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($889.46)	$1,179.37
717701	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($667.97)	$1,400.86
717702	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($653.35)	$1,415.48
717703	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($839.96)	$1,228.86
717704	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($885.68)	$1,183.14
717705	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($669.01)	$1,399.82
717706	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($755.35)	$1,313.48
717707	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($882.06)	$1,186.77
717708	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($841.23)	$1,227.60
717709	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($852.71)	$1,216.12
717710	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($652.69)	$1,416.13
717711	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($666.83)	$1,402.00
717712	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($680.82)	$1,388.00
717713	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($875.56)	$1,193.27
717714	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($929.55)	$1,139.27
717715	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($903.30)	$1,165.53
717716	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($697.93)	$1,370.90
717717	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($870.79)	$1,198.03
717718	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($844.22)	$1,224.61
717719	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717720	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($661.56)	$1,407.27
717721	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($945.31)	$1,123.52
717722	1	5	0.65	0.65	$24,632.10	$307.83	$1,552.03	$123.16	$85.81	($868.27)	$1,200.55
717723	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($670.80)	$1,748.13
717724	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($643.08)	$1,775.86
717725	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($894.46)	$1,524.48
717726	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($855.55)	$1,563.39
717727	0	N/A	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717728	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($894.55)	$1,524.39
717729	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($734.68)	$1,684.26
717730	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($856.57)	$1,562.37
717731	1	4	0.76	0.76	$28,800.61	$359.93	$1,814.68	$144.00	$100.33	($936.43)	$1,482.51
Total	**443**		**314.36**	**314.36**	**$11,912,841.99**	**$148,876.60**	**$750,607.80**	**$59,564.21**	**$41,500.00**	**($389,005.21)**	**$611,543.39**

1 - Parcel's Equivalent Unit, Outstanding Assesssment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District as of July 28, 2022 and as a result, do not represent a new Lot Type.

Appendix F-2
IMPROVEMENT AREA #2 TIRZ CREDIT CALCULATIONS – 2022-23

Appendix F-2
TIRZ Credit Calculation - Improvement Area #2
2022-23

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
727063	$0.00	$2,356.85	$2,356.85	($1,084.15)	($1,084.15)
727064	$0.00	$2,302.11	$2,302.11	($1,058.97)	($1,058.97)
727065	$0.00	$2,740.15	$2,740.15	($1,260.47)	($1,260.47)
727066	$0.00	$2,925.46	$2,925.46	($1,345.71)	($1,345.71)
727067	$0.00	$2,914.57	$2,914.57	($1,340.70)	($1,340.70)
727068	$0.00	$2,260.96	$2,260.96	($1,040.04)	($1,040.04)
727069	$0.00	$2,705.87	$2,705.87	($1,244.70)	($1,244.70)
3670365[1]	$0.00	$891.22	$891.22	($409.96)	($409.96)
8452371[1]	$0.00	$1,651.31	$1,651.31	($759.60)	($759.60)
727071	$0.00	$2,131.26	$2,131.26	($980.38)	($980.38)
727072	$0.00	$2,865.57	$2,865.57	($1,318.16)	($1,318.16)
727073	$0.00	$2,945.95	$2,945.95	($1,355.14)	($1,355.14)
727074	$0.00	$3,166.61	$3,166.61	($1,456.64)	($1,456.64)
727075	$0.00	$2,946.71	$2,946.71	($1,355.49)	($1,355.49)
727076	$0.00	$2,615.31	$2,615.31	($1,203.04)	($1,203.04)
727077	$0.00	$2,260.94	$2,260.94	($1,040.03)	($1,040.03)
727078	$0.00	$2,577.05	$2,577.05	($1,185.44)	($1,185.44)
727079	$0.00	$2,550.86	$2,550.86	($1,173.40)	($1,173.40)
727080	$0.00	$2,282.04	$2,282.04	($1,049.74)	($1,049.74)
727081	$0.00	$2,468.18	$2,468.18	($1,135.36)	($1,135.36)
727082	$0.00	$2,374.31	$2,374.31	($1,092.18)	($1,092.18)
727083	$0.00	$3,013.68	$3,013.68	($1,386.29)	($1,386.29)
727084	$0.00	$2,833.30	$2,833.30	($1,303.32)	($1,303.32)
727085	$0.00	$3,090.95	$3,090.95	($1,421.84)	($1,421.84)
727086	$0.00	$2,500.45	$2,500.45	($1,150.21)	($1,150.21)
727087	$0.00	$2,382.61	$2,382.61	($1,096.00)	($1,096.00)
727088	$0.00	$2,275.74	$2,275.74	($1,046.84)	($1,046.84)
727089	$0.00	$2,789.18	$2,789.18	($1,283.02)	($1,283.02)
727090	$0.00	$2,511.40	$2,511.40	($1,155.24)	($1,155.24)
727091	$0.00	$3,065.19	$3,065.19	($1,409.99)	($1,409.99)
727092	$0.00	$0.00	$0.00	$0.00	$0.00
727093	$0.00	$2,567.20	$2,567.20	($1,180.91)	($1,180.91)
727094	$0.00	$2,727.24	$2,727.24	($1,254.53)	($1,254.53)
727095	$0.00	$1,507.32	$1,507.32	($693.37)	($693.37)
727096	$0.00	$2,546.81	$2,546.81	($1,171.53)	($1,171.53)
727097	$0.00	$2,422.01	$2,422.01	($1,114.12)	($1,114.12)
727098	$0.00	$2,403.23	$2,403.23	($1,105.49)	($1,105.49)
727099	$0.00	$2,690.03	$2,690.03	($1,237.41)	($1,237.41)
727100	$0.00	$2,882.36	$2,882.36	($1,325.89)	($1,325.89)
727101	$0.00	$1,333.61	$1,333.61	($613.46)	($613.46)
727102	$0.00	$2,478.14	$2,478.14	($1,139.94)	($1,139.94)
727103	$0.00	$2,663.62	$2,663.62	($1,225.27)	($1,225.27)
727104	$0.00	$963.52	$963.52	($443.22)	($443.22)
727105	$0.00	$346.31	$346.31	($159.30)	($159.30)
727106	$0.00	$346.31	$346.31	($159.30)	($159.30)
727107	$0.00	$2,441.14	$2,441.14	($1,122.92)	($1,122.92)
727108	$0.00	$346.31	$346.31	($159.30)	($159.30)
727109	$0.00	$950.04	$950.04	($437.02)	($437.02)
727110	$0.00	$2,400.44	$2,400.44	($1,104.20)	($1,104.20)
727111	$0.00	$2,472.12	$2,472.12	($1,137.18)	($1,137.18)
727112	$0.00	$2,849.44	$2,849.44	($1,310.74)	($1,310.74)
727113	$0.00	$2,364.51	$2,364.51	($1,087.67)	($1,087.67)
727114	$0.00	$2,284.08	$2,284.08	($1,050.68)	($1,050.68)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
727115	$0.00	$2,427.44	$2,427.44	($1,116.62)	($1,116.62)
727116	$0.00	$2,788.19	$2,788.19	($1,282.57)	($1,282.57)
727117	$0.00	$3,346.30	$3,346.30	($1,539.30)	($1,539.30)
727118	$0.00	$3,042.33	$3,042.33	($1,399.47)	($1,399.47)
727119	$0.00	$2,170.10	$2,170.10	($998.25)	($998.25)
727120	$0.00	$0.00	$0.00	$0.00	$0.00
727121	$0.00	$2,057.67	$2,057.67	($946.53)	($946.53)
727122	$0.00	$2,749.66	$2,749.66	($1,264.84)	($1,264.84)
727123	$0.00	$2,479.20	$2,479.20	($1,140.43)	($1,140.43)
727124	$0.00	$2,662.60	$2,662.60	($1,224.80)	($1,224.80)
727125	$0.00	$1,896.23	$1,896.23	($872.27)	($872.27)
727126	$0.00	$2,464.45	$2,464.45	($1,133.65)	($1,133.65)
727127	$0.00	$2,852.60	$2,852.60	($1,312.20)	($1,312.20)
727128	$0.00	$2,660.53	$2,660.53	($1,223.84)	($1,223.84)
727129	$0.00	$2,867.39	$2,867.39	($1,319.00)	($1,319.00)
727130	$0.00	$2,730.34	$2,730.34	($1,255.96)	($1,255.96)
727131	$0.00	$2,801.17	$2,801.17	($1,288.54)	($1,288.54)
727132	$0.00	$2,614.56	$2,614.56	($1,202.70)	($1,202.70)
727133	$0.00	$3,073.66	$3,073.66	($1,413.88)	($1,413.88)
727134	$0.00	$2,532.84	$2,532.84	($1,165.11)	($1,165.11)
727135	$0.00	$2,749.52	$2,749.52	($1,264.78)	($1,264.78)
727136	$0.00	$3,059.98	$3,059.98	($1,407.59)	($1,407.59)
727137	$0.00	$2,996.32	$2,996.32	($1,378.31)	($1,378.31)
727138	$0.00	$2,216.66	$2,216.66	($1,019.66)	($1,019.66)
727139	$0.00	$1,806.17	$1,806.17	($830.84)	($830.84)
727140	$0.00	$1,242.19	$1,242.19	($571.41)	($571.41)
727141	$0.00	$2,429.62	$2,429.62	($1,117.63)	($1,117.63)
727142	$0.00	$2,080.69	$2,080.69	($957.12)	($957.12)
727143	$0.00	$2,351.00	$2,351.00	($1,081.46)	($1,081.46)
727144	$0.00	$1,881.02	$1,881.02	($865.27)	($865.27)
727145	$0.00	$2,273.52	$2,273.52	($1,045.82)	($1,045.82)
727146	$0.00	$2,834.66	$2,834.66	($1,303.94)	($1,303.94)
727147	$0.00	$2,351.52	$2,351.52	($1,081.70)	($1,081.70)
727148	$0.00	$1,989.80	$1,989.80	($915.31)	($915.31)
727149	$0.00	$1,884.65	$1,884.65	($866.94)	($866.94)
727150	$0.00	$1,920.57	$1,920.57	($883.46)	($883.46)
727151	$0.00	$2,830.74	$2,830.74	($1,302.14)	($1,302.14)
727152	$0.00	$2,317.91	$2,317.91	($1,066.24)	($1,066.24)
727153	$0.00	$2,091.32	$2,091.32	($962.01)	($962.01)
727154	$0.00	$2,839.30	$2,839.30	($1,306.08)	($1,306.08)
727155	$0.00	$2,775.42	$2,775.42	($1,276.69)	($1,276.69)
727156	$0.00	$2,674.93	$2,674.93	($1,230.47)	($1,230.47)
727157	$0.00	$0.00	$0.00	$0.00	$0.00
727158	$0.00	$2,246.72	$2,246.72	($1,033.49)	($1,033.49)
727159	$0.00	$2,195.86	$2,195.86	($1,010.10)	($1,010.10)
727160	$0.00	$3,288.91	$3,288.91	($1,512.90)	($1,512.90)
727161	$0.00	$3,062.84	$3,062.84	($1,408.91)	($1,408.91)
727162	$0.00	$2,106.39	$2,106.39	($968.94)	($968.94)
727163	$0.00	$2,282.65	$2,282.65	($1,050.02)	($1,050.02)
727164	$0.00	$2,140.92	$2,140.92	($984.82)	($984.82)
727165	$0.00	$2,607.99	$2,607.99	($1,199.68)	($1,199.68)
727166	$0.00	$2,389.05	$2,389.05	($1,098.96)	($1,098.96)
727167	$0.00	$2,337.08	$2,337.08	($1,075.06)	($1,075.06)
727168	$0.00	$2,149.27	$2,149.27	($988.66)	($988.66)
727169	$0.00	$2,740.04	$2,740.04	($1,260.42)	($1,260.42)
727170	$0.00	$3,026.56	$3,026.56	($1,392.22)	($1,392.22)
727171	$0.00	$0.00	$0.00	$0.00	$0.00

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
727172	$0.00	$3,225.48	$3,225.48	($1,483.72)	($1,483.72)
727173	$0.00	$3,102.37	$3,102.37	($1,427.09)	($1,427.09)
727174	$0.00	$2,403.66	$2,403.66	($1,105.68)	($1,105.68)
727175	$0.00	$1,652.58	$1,652.58	($760.19)	($760.19)
727176	$0.00	$2,727.69	$2,727.69	($1,254.74)	($1,254.74)
727177	$0.00	$2,580.09	$2,580.09	($1,186.84)	($1,186.84)
727178	$0.00	$2,575.79	$2,575.79	($1,184.86)	($1,184.86)
727179	$0.00	$2,826.29	$2,826.29	($1,300.09)	($1,300.09)
727180	$0.00	$2,838.98	$2,838.98	($1,305.93)	($1,305.93)
727181	$0.00	$2,646.72	$2,646.72	($1,217.49)	($1,217.49)
727182	$0.00	$2,387.73	$2,387.73	($1,098.36)	($1,098.36)
727183	$0.00	$2,186.78	$2,186.78	($1,005.92)	($1,005.92)
727184	$0.00	$2,112.15	$2,112.15	($971.59)	($971.59)
727185	$0.00	$2,067.07	$2,067.07	($950.85)	($950.85)
727186	$0.00	$2,862.96	$2,862.96	($1,316.96)	($1,316.96)
727187	$0.00	$2,224.20	$2,224.20	($1,023.13)	($1,023.13)
727188	$0.00	$2,514.62	$2,514.62	($1,156.73)	($1,156.73)
727189	$0.00	$2,868.79	$2,868.79	($1,319.64)	($1,319.64)
727190	$0.00	$2,430.25	$2,430.25	($1,117.92)	($1,117.92)
727191	$0.00	$2,463.98	$2,463.98	($1,133.43)	($1,133.43)
727192	$0.00	$3,262.74	$3,262.74	($1,500.86)	($1,500.86)
727193	$0.00	$2,425.57	$2,425.57	($1,115.76)	($1,115.76)
727194	$0.00	$2,890.57	$2,890.57	($1,329.66)	($1,329.66)
727195	$0.00	$3,074.90	$3,074.90	($1,414.45)	($1,414.45)
727196	$0.00	$0.00	$0.00	$0.00	$0.00
727197	$0.00	$1,369.70	$1,369.70	($630.06)	($630.06)
727198	$0.00	$3,203.33	$3,203.33	($1,473.53)	($1,473.53)
727199	$0.00	$2,099.27	$2,099.27	($965.66)	($965.66)
727200	$0.00	$2,314.43	$2,314.43	($1,064.64)	($1,064.64)
727201	$0.00	$3,244.64	$3,244.64	($1,492.53)	($1,492.53)
727202	$0.00	$2,835.06	$2,835.06	($1,304.13)	($1,304.13)
727203	$0.00	$2,382.32	$2,382.32	($1,095.87)	($1,095.87)
727204	$0.00	$2,424.57	$2,424.57	($1,115.30)	($1,115.30)
727205	$0.00	$2,918.72	$2,918.72	($1,342.61)	($1,342.61)
727206	$0.00	$2,217.11	$2,217.11	($1,019.87)	($1,019.87)
727207	$0.00	$2,253.87	$2,253.87	($1,036.78)	($1,036.78)
727208	$0.00	$2,897.77	$2,897.77	($1,332.97)	($1,332.97)
727209	$0.00	$2,942.84	$2,942.84	($1,353.71)	($1,353.71)
727210	$0.00	$2,839.81	$2,839.81	($1,306.31)	($1,306.31)
727211	$0.00	$0.00	$0.00	$0.00	$0.00
727212	$0.00	$2,150.79	$2,150.79	($989.36)	($989.36)
727213	$0.00	$2,139.81	$2,139.81	($984.31)	($984.31)
727214	$0.00	$2,147.22	$2,147.22	($987.72)	($987.72)
727215	$0.00	$2,501.45	$2,501.45	($1,150.67)	($1,150.67)
727216	$0.00	$3,203.99	$3,203.99	($1,473.84)	($1,473.84)
727217	$0.00	$3,479.79	$3,479.79	($1,600.70)	($1,600.70)
725604	$0.00	$273.21	$273.21	($125.68)	($125.68)
725605	$0.00	$200.30	$200.30	($92.14)	($92.14)
725606	$0.00	$2,620.71	$2,620.71	($1,205.53)	($1,205.53)
725607	$0.00	$1,579.67	$1,579.67	($726.65)	($726.65)
725608	$0.00	$2,181.26	$2,181.26	($1,003.38)	($1,003.38)
725609	$0.00	$1,985.14	$1,985.14	($913.16)	($913.16)
725610	$0.00	$1,738.66	$1,738.66	($799.78)	($799.78)
725611	$0.00	$1,985.59	$1,985.59	($913.37)	($913.37)
725612	$0.00	$1,497.73	$1,497.73	($688.96)	($688.96)
725613	$0.00	$1,667.82	$1,667.82	($767.20)	($767.20)
725614	$0.00	$1,581.31	$1,581.31	($727.40)	($727.40)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
725615	$0.00	$1,851.80	$1,851.80	($851.83)	($851.83)
725616	$0.00	$2,168.59	$2,168.59	($997.55)	($997.55)
725617	$0.00	$1,597.96	$1,597.96	($735.06)	($735.06)
725618	$0.00	$2,173.40	$2,173.40	($999.76)	($999.76)
725619	$0.00	$1,985.59	$1,985.59	($913.37)	($913.37)
725620	$0.00	$1,976.74	$1,976.74	($909.30)	($909.30)
725621	$0.00	$1,635.62	$1,635.62	($752.39)	($752.39)
725622	$0.00	$2,096.74	$2,096.74	($964.50)	($964.50)
725623	$0.00	$1,969.80	$1,969.80	($906.11)	($906.11)
725624	$0.00	$1,637.32	$1,637.32	($753.17)	($753.17)
725625	$0.00	$2,082.25	$2,082.25	($957.84)	($957.84)
725626	$0.00	$1,637.32	$1,637.32	($753.17)	($753.17)
725627	$0.00	$1,986.15	$1,986.15	($913.63)	($913.63)
725628	$0.00	$1,994.43	$1,994.43	($917.44)	($917.44)
725629	$0.00	$1,554.06	$1,554.06	($714.87)	($714.87)
725630	$0.00	$0.00	$0.00	$0.00	$0.00
725631	$0.00	$2,253.82	$2,253.82	($1,036.76)	($1,036.76)
725632	$0.00	$1,991.09	$1,991.09	($915.90)	($915.90)
725633	$0.00	$472.80	$472.80	($217.49)	($217.49)
725634	$0.00	$1,995.46	$1,995.46	($917.91)	($917.91)
725635	$0.00	$1,591.09	$1,591.09	($731.90)	($731.90)
725636	$0.00	$1,808.42	$1,808.42	($831.87)	($831.87)
725637	$0.00	$2,118.87	$2,118.87	($974.68)	($974.68)
725638	$0.00	$1,591.09	$1,591.09	($731.90)	($731.90)
725639	$0.00	$2,102.27	$2,102.27	($967.04)	($967.04)
725640	$0.00	$1,996.86	$1,996.86	($918.56)	($918.56)
725641	$0.00	$1,589.44	$1,589.44	($731.14)	($731.14)
725642	$0.00	$2,183.26	$2,183.26	($1,004.30)	($1,004.30)
725643	$0.00	$1,565.58	$1,565.58	($720.17)	($720.17)
725644	$0.00	$1,995.46	$1,995.46	($917.91)	($917.91)
725645	$0.00	$1,591.09	$1,591.09	($731.90)	($731.90)
725646	$0.00	$1,798.10	$1,798.10	($827.13)	($827.13)
725647	$0.00	$1,565.58	$1,565.58	($720.17)	($720.17)
725648	$0.00	$311.77	$311.77	($143.41)	($143.41)
725649	$0.00	$185.95	$185.95	($85.54)	($85.54)
725650	$0.00	$257.26	$257.26	($118.34)	($118.34)
725651	$0.00	$257.71	$257.71	($118.55)	($118.55)
725652	$0.00	$180.75	$180.75	($83.15)	($83.15)
725653	$0.00	$1,553.17	$1,553.17	($714.46)	($714.46)
725654	$0.00	$2,174.37	$2,174.37	($1,000.21)	($1,000.21)
725655	$0.00	$1,987.31	$1,987.31	($914.16)	($914.16)
725656	$0.00	$2,096.49	$2,096.49	($964.39)	($964.39)
725657	$0.00	$1,579.89	$1,579.89	($726.75)	($726.75)
725658	$0.00	$1,985.50	$1,985.50	($913.33)	($913.33)
725659	$0.00	$1,773.55	$1,773.55	($815.83)	($815.83)
725660	$0.00	$1,581.54	$1,581.54	($727.51)	($727.51)
725661	$0.00	$1,955.61	$1,955.61	($899.58)	($899.58)
725662	$0.00	$2,173.63	$2,173.63	($999.87)	($999.87)
725663	$0.00	$1,985.91	$1,985.91	($913.52)	($913.52)
725664	$0.00	$2,184.16	$2,184.16	($1,004.71)	($1,004.71)
725665	$0.00	$1,874.30	$1,874.30	($862.18)	($862.18)
725666	$0.00	$0.00	$0.00	$0.00	$0.00
725667	$0.00	$1,499.74	$1,499.74	($689.88)	($689.88)
725668	$0.00	$347.76	$347.76	($159.97)	($159.97)
725669	$0.00	$257.84	$257.84	($118.61)	($118.61)
725670	$0.00	$1,856.90	$1,856.90	($854.17)	($854.17)
725671	$0.00	$181.37	$181.37	($83.43)	($83.43)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
725672	$0.00	$181.37	$181.37	($83.43)	($83.43)
725673	$0.00	$2,181.56	$2,181.56	($1,003.52)	($1,003.52)
725674	$0.00	$1,955.68	$1,955.68	($899.61)	($899.61)
725675	$0.00	$2,146.28	$2,146.28	($987.29)	($987.29)
725676	$0.00	$1,493.96	$1,493.96	($687.22)	($687.22)
725677	$0.00	$1,987.75	$1,987.75	($914.37)	($914.37)
725678	$0.00	$1,579.97	$1,579.97	($726.79)	($726.79)
725679	$0.00	$2,168.88	$2,168.88	($997.68)	($997.68)
725680	$0.00	$1,585.26	$1,585.26	($729.22)	($729.22)
725681	$0.00	$2,173.70	$2,173.70	($999.90)	($999.90)
725682	$0.00	$1,556.08	$1,556.08	($715.80)	($715.80)
725683	$0.00	$1,955.03	$1,955.03	($899.31)	($899.31)
725684	$0.00	$1,554.21	$1,554.21	($714.94)	($714.94)
725685	$0.00	$1,788.62	$1,788.62	($822.77)	($822.77)
725686	$0.00	$2,165.32	$2,165.32	($996.05)	($996.05)
725687	$0.00	$1,743.37	$1,743.37	($801.95)	($801.95)
725688	$0.00	$2,166.96	$2,166.96	($996.80)	($996.80)
725689	$0.00	$2,192.42	$2,192.42	($1,008.51)	($1,008.51)
725690	$0.00	$1,797.31	$1,797.31	($826.76)	($826.76)
725691	$0.00	$1,936.11	$1,936.11	($890.61)	($890.61)
725692	$0.00	$1,552.58	$1,552.58	($714.19)	($714.19)
725693	$0.00	$1,850.47	$1,850.47	($851.22)	($851.22)
725694	$0.00	$2,191.90	$2,191.90	($1,008.27)	($1,008.27)
725695	$0.00	$1,553.18	$1,553.18	($714.46)	($714.46)
725696	$0.00	$1,835.25	$1,835.25	($844.22)	($844.22)
725697	$0.00	$1,552.58	$1,552.58	($714.19)	($714.19)
725698	$0.00	$1,968.47	$1,968.47	($905.50)	($905.50)
725699	$0.00	$1,656.98	$1,656.98	($762.21)	($762.21)
725701	$0.00	$2,231.28	$2,231.28	($1,026.39)	($1,026.39)
725702	$0.00	$1,367.15	$1,367.15	($628.89)	($628.89)
725703	$0.00	$1,985.71	$1,985.71	($913.43)	($913.43)
725704	$0.00	$1,580.94	$1,580.94	($727.23)	($727.23)
725705	$0.00	$301.55	$301.55	($138.71)	($138.71)
725706	$0.00	$301.55	$301.55	($138.71)	($138.71)
725707	$0.00	$713.04	$713.04	($328.00)	($328.00)
725708	$0.00	$1,403.77	$1,403.77	($645.73)	($645.73)
725709	$0.00	$1,986.23	$1,986.23	($913.67)	($913.67)
725710	$0.00	$1,579.82	$1,579.82	($726.72)	($726.72)
725711	$0.00	$1,636.45	$1,636.45	($752.77)	($752.77)
725712	$0.00	$181.24	$181.24	($83.37)	($83.37)
725713	$0.00	$1,553.17	$1,553.17	($714.46)	($714.46)
725714	$0.00	$2,089.52	$2,089.52	($961.18)	($961.18)
725715	$0.00	$1,567.72	$1,567.72	($721.15)	($721.15)
725716	$0.00	$453.33	$453.33	($208.53)	($208.53)
725717	$0.00	$969.30	$969.30	($445.88)	($445.88)
725718	$0.00	$1,555.04	$1,555.04	($715.32)	($715.32)
725719	$0.00	$1,667.08	$1,667.08	($766.86)	($766.86)
725720	$0.00	$0.00	$0.00	$0.00	$0.00
725721	$0.00	$1,553.74	$1,553.74	($714.72)	($714.72)
725722	$0.00	$1,752.54	$1,752.54	($806.17)	($806.17)
725723	$0.00	$2,242.93	$2,242.93	($1,031.75)	($1,031.75)
725724	$0.00	$2,253.17	$2,253.17	($1,036.46)	($1,036.46)
725725	$0.00	$1,594.64	$1,594.64	($733.53)	($733.53)
725726	$0.00	$2,000.87	$2,000.87	($920.40)	($920.40)
725727	$0.00	$1,570.99	$1,570.99	($722.66)	($722.66)
725728	$0.00	$1,880.01	$1,880.01	($864.80)	($864.80)
725729	$0.00	$1,512.92	$1,512.92	($695.94)	($695.94)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
725730	$0.00	$1,569.08	$1,569.08	($721.78)	($721.78)
725731	$0.00	$984.37	$984.37	($452.81)	($452.81)
725732	$0.00	$321.12	$321.12	($147.72)	($147.72)
725733	$0.00	$2,502.45	$2,502.45	($1,151.13)	($1,151.13)
725734	$0.00	$2,236.06	$2,236.06	($1,028.59)	($1,028.59)
725735	$0.00	$1,782.39	$1,782.39	($819.90)	($819.90)
725736	$0.00	$2,561.91	$2,561.91	($1,178.48)	($1,178.48)
725737	$0.00	$2,243.00	$2,243.00	($1,031.78)	($1,031.78)
725738	$0.00	$1,651.51	$1,651.51	($759.69)	($759.69)
725739	$0.00	$0.00	$0.00	$0.00	$0.00
725740	$0.00	$2,504.22	$2,504.22	($1,151.94)	($1,151.94)
725741	$0.00	$1,819.23	$1,819.23	($836.85)	($836.85)
725742	$0.00	$2,388.24	$2,388.24	($1,098.59)	($1,098.59)
725743	$0.00	$0.00	$0.00	$0.00	$0.00
725744	$0.00	$0.00	$0.00	$0.00	$0.00
725745	$0.00	$292.45	$292.45	($134.53)	($134.53)
725746	$0.00	$1,883.72	$1,883.72	($866.51)	($866.51)
725747	$0.00	$2,631.24	$2,631.24	($1,210.37)	($1,210.37)
725748	$0.00	$2,801.17	$2,801.17	($1,288.54)	($1,288.54)
725749	$0.00	$0.00	$0.00	$0.00	$0.00
717579	$0.00	$1,581.38	$1,581.38	($727.43)	($727.43)
717580	$0.00	$1,862.37	$1,862.37	($856.69)	($856.69)
717581	$0.00	$1,449.04	$1,449.04	($666.56)	($666.56)
717582	$0.00	$1,758.09	$1,758.09	($808.72)	($808.72)
717583	$0.00	$2,092.83	$2,092.83	($962.70)	($962.70)
717584	$0.00	$1,413.57	$1,413.57	($650.24)	($650.24)
717585	$0.00	$1,908.68	$1,908.68	($877.99)	($877.99)
717586	$0.00	$1,838.67	$1,838.67	($845.79)	($845.79)
717587	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717588	$0.00	$1,433.62	$1,433.62	($659.47)	($659.47)
717589	$0.00	$2,061.28	$2,061.28	($948.19)	($948.19)
717590	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717591	$0.00	$1,838.67	$1,838.67	($845.79)	($845.79)
717592	$0.00	$1,877.82	$1,877.82	($863.80)	($863.80)
717593	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717594	$0.00	$487.20	$487.20	($224.11)	($224.11)
717595	$0.00	$2,079.19	$2,079.19	($956.43)	($956.43)
717596	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717597	$0.00	$1,685.17	$1,685.17	($775.18)	($775.18)
717598	$0.00	$1,428.82	$1,428.82	($657.26)	($657.26)
717599	$0.00	$1,842.67	$1,842.67	($847.63)	($847.63)
717600	$0.00	$1,921.65	$1,921.65	($883.96)	($883.96)
717601	$0.00	$1,464.29	$1,464.29	($673.57)	($673.57)
717602	$0.00	$1,603.74	$1,603.74	($737.72)	($737.72)
717603	$0.00	$2,082.53	$2,082.53	($957.96)	($957.96)
717604	$0.00	$0.00	$0.00	$0.00	$0.00
717605	$0.00	$2,253.54	$2,253.54	($1,036.63)	($1,036.63)
717606	$0.00	$1,457.98	$1,457.98	($670.67)	($670.67)
717607	$0.00	$1,855.65	$1,855.65	($853.60)	($853.60)
717608	$0.00	$1,421.57	$1,421.57	($653.92)	($653.92)
717609	$0.00	$1,919.89	$1,919.89	($883.15)	($883.15)
717610	$0.00	$1,456.74	$1,456.74	($670.10)	($670.10)
717611	$0.00	$1,831.12	$1,831.12	($842.32)	($842.32)
717612	$0.00	$1,429.94	$1,429.94	($657.77)	($657.77)
717613	$0.00	$2,201.05	$2,201.05	($1,012.48)	($1,012.48)
717614	$0.00	$2,079.90	$2,079.90	($956.75)	($956.75)
717615	$0.00	$1,438.39	$1,438.39	($661.66)	($661.66)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
717616	$0.00	$1,471.03	$1,471.03	($676.67)	($676.67)
717617	$0.00	$1,661.39	$1,661.39	($764.24)	($764.24)
717618	$0.00	$1,870.37	$1,870.37	($860.37)	($860.37)
717619	$0.00	$1,845.41	$1,845.41	($848.89)	($848.89)
717620	$0.00	$1,435.57	$1,435.57	($660.36)	($660.36)
717621	$0.00	$1,845.41	$1,845.41	($848.89)	($848.89)
717622	$0.00	$1,479.40	$1,479.40	($680.52)	($680.52)
717623	$0.00	$1,477.42	$1,477.42	($679.61)	($679.61)
717624	$0.00	$1,725.40	$1,725.40	($793.68)	($793.68)
717625	$0.00	$1,878.96	$1,878.96	($864.32)	($864.32)
717626	$0.00	$1,632.25	$1,632.25	($750.84)	($750.84)
717627	$0.00	$2,037.14	$2,037.14	($937.08)	($937.08)
717628	$0.00	$2,057.63	$2,057.63	($946.51)	($946.51)
717629	$0.00	$1,471.09	$1,471.09	($676.70)	($676.70)
717630	$0.00	$2,212.71	$2,212.71	($1,017.85)	($1,017.85)
717631	$0.00	$1,945.96	$1,945.96	($895.14)	($895.14)
717632	$0.00	$1,447.20	$1,447.20	($665.71)	($665.71)
717633	$0.00	$834.59	$834.59	($383.91)	($383.91)
717634	$0.00	$1,859.16	$1,859.16	($855.21)	($855.21)
717635	$0.00	$2,212.75	$2,212.75	($1,017.87)	($1,017.87)
717636	$0.00	$0.00	$0.00	$0.00	$0.00
717637	$0.00	$1,482.74	$1,482.74	($682.06)	($682.06)
717638	$0.00	$0.00	$0.00	$0.00	$0.00
717639	$0.00	$1,863.56	$1,863.56	($857.24)	($857.24)
717640	$0.00	$1,431.50	$1,431.50	($658.49)	($658.49)
717641	$0.00	$2,018.78	$2,018.78	($928.64)	($928.64)
717642	$0.00	$1,770.86	$1,770.86	($814.60)	($814.60)
717643	$0.00	$0.00	$0.00	$0.00	$0.00
717644	$0.00	$1,432.31	$1,432.31	($658.86)	($658.86)
717645	$0.00	$1,523.09	$1,523.09	($700.62)	($700.62)
717646	$0.00	$1,454.81	$1,454.81	($669.21)	($669.21)
717647	$0.00	$2,184.79	$2,184.79	($1,005.00)	($1,005.00)
717648	$0.00	$1,419.35	$1,419.35	($652.90)	($652.90)
717649	$0.00	$1,829.19	$1,829.19	($841.43)	($841.43)
717650	$0.00	$1,454.81	$1,454.81	($669.21)	($669.21)
717651	$0.00	$1,424.14	$1,424.14	($655.10)	($655.10)
717652	$0.00	$1,826.23	$1,826.23	($840.07)	($840.07)
717653	$0.00	$1,279.72	$1,279.72	($588.67)	($588.67)
717654	$0.00	$1,413.57	$1,413.57	($650.24)	($650.24)
717655	$0.00	$2,179.01	$2,179.01	($1,002.34)	($1,002.34)
717656	$0.00	$1,839.12	$1,839.12	($846.00)	($846.00)
717657	$0.00	$1,581.45	$1,581.45	($727.47)	($727.47)
717658	$0.00	$0.00	$0.00	$0.00	$0.00
717659	$0.00	$1,841.04	$1,841.04	($846.88)	($846.88)
717660	$0.00	$1,435.99	$1,435.99	($660.56)	($660.56)
717661	$0.00	$1,866.00	$1,866.00	($858.36)	($858.36)
717662	$0.00	$1,466.66	$1,466.66	($674.66)	($674.66)
717663	$0.00	$1,924.01	$1,924.01	($885.04)	($885.04)
717664	$0.00	$1,841.04	$1,841.04	($846.88)	($846.88)
717665	$0.00	$1,466.66	$1,466.66	($674.66)	($674.66)
717666	$0.00	$1,670.26	$1,670.26	($768.32)	($768.32)
717667	$0.00	$1,836.38	$1,836.38	($844.73)	($844.73)
717668	$0.00	$1,919.34	$1,919.34	($882.90)	PREPAID
717669	$0.00	$1,093.31	$1,093.31	($502.92)	($502.92)
717670	$0.00	$1,861.34	$1,861.34	($856.22)	($856.22)
717671	$0.00	$1,897.47	$1,897.47	($872.84)	($872.84)
717672	$0.00	$1,523.09	$1,523.09	($700.62)	($700.62)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
717673	$0.00	$2,043.21	$2,043.21	($939.88)	($939.88)
717674	$0.00	$1,808.53	$1,808.53	($831.92)	($831.92)
717675	$0.00	$1,409.78	$1,409.78	($648.50)	($648.50)
717676	$0.00	$1,924.61	$1,924.61	($885.32)	($885.32)
717677	$0.00	$1,861.36	$1,861.36	($856.23)	($856.23)
717678	$0.00	$1,466.06	$1,466.06	($674.39)	($674.39)
717679	$0.00	$2,188.66	$2,188.66	($1,006.78)	($1,006.78)
717680	$0.00	$2,068.77	$2,068.77	($951.63)	($951.63)
717681	$0.00	$1,836.66	$1,836.66	($844.86)	($844.86)
717682	$0.00	$1,442.23	$1,442.23	($663.43)	($663.43)
717683	$0.00	$2,122.85	$2,122.85	($976.51)	($976.51)
717684	$0.00	$2,290.09	$2,290.09	($1,053.44)	($1,053.44)
717685	$0.00	$1,474.00	$1,474.00	($678.04)	($678.04)
717686	$0.00	$1,438.15	$1,438.15	($661.55)	($661.55)
717687	$0.00	$1,872.96	$1,872.96	($861.56)	($861.56)
717688	$0.00	$1,930.98	$1,930.98	($888.25)	($888.25)
717689	$0.00	$1,850.22	$1,850.22	($851.10)	($851.10)
717690	$0.00	$1,651.56	$1,651.56	($759.72)	($759.72)
717691	$0.00	$1,479.03	$1,479.03	($680.35)	($680.35)
717692	$0.00	$1,269.31	$1,269.31	($583.88)	($583.88)
717693	$0.00	$2,209.04	$2,209.04	($1,016.16)	($1,016.16)
717694	$0.00	$1,878.37	$1,878.37	($864.05)	($864.05)
717695	$0.00	$1,475.27	$1,475.27	($678.62)	($678.62)
717696	$0.00	$1,896.66	$1,896.66	($872.46)	($872.46)
717697	$0.00	$2,237.51	$2,237.51	($1,029.25)	($1,029.25)
717698	$0.00	$1,493.25	$1,493.25	($686.90)	($686.90)
717699	$0.00	$1,450.14	$1,450.14	($667.06)	($667.06)
717700	$0.00	$1,933.60	$1,933.60	($889.46)	($889.46)
717701	$0.00	$1,452.10	$1,452.10	($667.97)	($667.97)
717702	$0.00	$1,420.32	$1,420.32	($653.35)	($653.35)
717703	$0.00	$1,826.01	$1,826.01	($839.96)	($839.96)
717704	$0.00	$1,925.40	$1,925.40	($885.68)	($885.68)
717705	$0.00	$1,454.37	$1,454.37	($669.01)	($669.01)
717706	$0.00	$1,642.07	$1,642.07	($755.35)	($755.35)
717707	$0.00	$1,917.52	$1,917.52	($882.06)	($882.06)
717708	$0.00	$1,828.75	$1,828.75	($841.23)	($841.23)
717709	$0.00	$1,853.71	$1,853.71	($852.71)	($852.71)
717710	$0.00	$1,418.90	$1,418.90	($652.69)	($652.69)
717711	$0.00	$1,449.63	$1,449.63	($666.83)	($666.83)
717712	$0.00	$1,480.05	$1,480.05	($680.82)	($680.82)
717713	$0.00	$1,903.39	$1,903.39	($875.56)	($875.56)
717714	$0.00	$2,020.77	$2,020.77	($929.55)	($929.55)
717715	$0.00	$1,963.70	$1,963.70	($903.30)	($903.30)
717716	$0.00	$1,517.24	$1,517.24	($697.93)	($697.93)
717717	$0.00	$1,893.03	$1,893.03	($870.79)	($870.79)
717718	$0.00	$1,835.25	$1,835.25	($844.22)	($844.22)
717719	$0.00	$1,335.20	$1,335.20	($614.19)	PREPAID
717720	$0.00	$1,438.17	$1,438.17	($661.56)	($661.56)
717721	$0.00	$2,055.02	$2,055.02	($945.31)	($945.31)
717722	$0.00	$1,887.55	$1,887.55	($868.27)	($868.27)
717723	$0.00	$1,458.27	$1,458.27	($670.80)	($670.80)
717724	$0.00	$1,398.00	$1,398.00	($643.08)	($643.08)
717725	$0.00	$1,944.48	$1,944.48	($894.46)	($894.46)
717726	$0.00	$1,859.89	$1,859.89	($855.55)	($855.55)
717727	$0.00	$0.00	$0.00	$0.00	$0.00
717728	$0.00	$1,944.67	$1,944.67	($894.55)	($894.55)
717729	$0.00	$1,597.13	$1,597.13	($734.68)	($734.68)

Property ID	Base Year Town Taxes Paid	2021 Town Taxes Paid	2021 Tax Increment	2022-23 Available TIRZ Credit	2022-23 Applicable TIRZ Credit
717730	$0.00	$1,862.10	$1,862.10	($856.57)	($856.57)
717731	$0.00	$2,035.71	$2,035.71	($936.43)	($936.43)
Total	**$0.00**	**$848,918.05**	**$848,918.05**	**($390,502.30)**	**($389,005.21)**

1 - Parcels represent the split ownership of Property ID 727070 per Denton County Appraisal District Records as of July 15, 2022.

Appendix G

IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix G
Assessment Roll Summary - Improvement Area #3
2022-23

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
757670	0	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757669	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757668	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757667	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757666	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757665	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757664	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757663	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757662	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757661	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757660	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757659	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757658	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757657	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757656	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757655	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757654	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757653	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757652	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757651	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757650	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757649	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757648	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757647	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757646	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757645	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757644	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757643	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757642	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757641	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757640	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757639	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757638	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757637	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757636	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757635	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757634	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757633	1	4	50	0.76	$24,379.97	$691.96	$797.57	$121.90	$175.76	$1,787.18
757632	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757631	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757630	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757629	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757628	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757627	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757626	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757625	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757624	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757623	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757622	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757621	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757620	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757619	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757618	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757617	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757616	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757615	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757614	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757613	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757612	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757611	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757610	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757609	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757608	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757607	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757606	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757605	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757604	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757603	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757602	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757601	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757600	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757599	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757598	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757597	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757596	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757595	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757594	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757593	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757592	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757591	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757590	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
757589	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757588	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757587	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757586	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757585	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757584	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757583	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757582	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757581	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757580	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757579	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757578	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757577	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757576	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757575	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757574	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757573	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757572	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757571	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757570	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757569	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757568	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757567	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757566	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757565	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757564	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757563	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757562	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757561	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757560	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757559	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757558	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757557	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757556	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757555	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757554	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757553	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757552	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757551	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757550	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757549	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757548	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757547	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757546	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757545	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757544	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757543	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757542	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757541	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757540	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757539	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757538	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757537	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757536	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757535	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757534	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757533	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757532	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
757531	1	5	40	0.65	$20,851.29	$591.81	$682.13	$104.26	$150.32	$1,528.51
982616	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982615	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982657	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982637	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982654	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982648	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982631	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982635	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982636	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982640	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982641	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982643	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982644	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982645	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982628	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982629	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982630	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982623	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982624	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982625	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982650	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982647	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982655	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982653	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982660	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982700	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
982701	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982685	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982612	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982649	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982619	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982659	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982611	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982618	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982620	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982664	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982613	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982639	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982642	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982633	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982634	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982646	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982683	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982652	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982638	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982621	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982626	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982656	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982627	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982661	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982684	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982651	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982614	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982658	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982663	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982686	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982687	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982688	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982689	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982690	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982691	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982692	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982693	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982694	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982695	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982696	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982697	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982698	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982699	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982662	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982665	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982666	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982667	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982668	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982669	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982670	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982671	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982672	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982673	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982674	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982675	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982676	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982677	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982678	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982679	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982680	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982681	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982682	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982622	1	3	60	0.81	$25,983.92	$737.48	$850.04	$129.92	$187.32	$1,904.76
982632	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
982617	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**228**			**164.75**	**$5,285,000.00**	**$150,000.00**	**$172,893.76**	**$26,425.00**	**$38,100.00**	**$387,418.76**

Appendix H
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Valencia Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	6. W.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0816202205 Approving Certain Project Expenditures for TIRZ 6; Providing a Severability Clause; and Providing an Effective Date.**

DESCRIPTION:

On August 16, 2022 the Tax Increment Reinvestment Zone Six Board approved Resolution No. 0816202201T6, to approve a payment from the Incremental Tax Revenues Collected from the TIRZ Six Fund. Revenues were collected from incremental tax revenue from fiscal year 2020-2021. Funds will be disbursed to the Rudman Tract Public Improvement District not to exceed $84,316 as identified in Exhibit A.

BUDGET IMPACT:

Not applicable.

RECOMMENDED ACTION:

Staff recommenda approval.

Attachments

Resolution No. 0816202205

Rudman PID 2022-2023 SAP

TOWN OF LITTLE ELM, TEXAS

RESOLUTION NO. 0816202205

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER SIX PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm, Texas (hereinafter referred to as the "Town"), pursuant to Chapter 3 I 1 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the Town as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on November 1, 2016, pursuant to and as required by the Act, the governing body of the Town (hereinafter referred to as the "Town Council") approved and adopted by Ordinance No. 1358, a Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Six, Town of Little Elm, Texas, for a tax increment reinvestment zone containing property located within the Town of Little Elm, Texas; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Six, Town of Little Elm, Texas, authorized through the passage of Resolution No. TIRZ Six **0816202201T6** on August 16, 2022 the certain expenditures of the Incremental Tax Revenues Collected for fiscal year 2021-2022 to be disbursed to **Rudman Tract Public Improvement District (PID)** not to exceed **$84,316** as identified in **Exhibit A**; of which the Board found were authorized expenditures under the Act; and

WHEREAS, the Town Council desires to approve and authorize the expenditures approved by the Board of Directors of Reinvestment Zone Number Six, Town of Little Elm, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the Town Council hereby approves the expenditures approved by the Board of Directors of Reinvestment Zone Number Six, Town of Little Elm, Texas, Incremental

Tax Revenues Collected for fiscal year 2021-2022 to be disbursed to the **Rudman Tract PID** not to exceed **$84,316** as identified in **Exhibit A**

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board of Directors hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 16th DAY OF AUGUST 2022.

_____
Curtis Cornelious, Mayor

ATTEST:

_____
Caitlan Biggs, Town Secretary

APPROVED AS TO FORM:

_____
Robert F. Brown, Town Attorney

Exhibit A

TIRZ Six Credit Total per Area

Area	2022-2023 Estimated TIRZ Credit
Phase One	$79,561
Phase Two	$4,755
Total	**$84,316**

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 - 8/31/23)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 16, 2022

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/22 – 8/31/23)

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APPENDIX G – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Rudman Tract Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the Town Council on October 18, 2016 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town approved reimbursement obligations to finance the public improvements provided for the benefit of the property in the PID. Phase #1 Reimbursement Agreement in in the aggregate principal amount of $7,300,000 (the "Phase #1 Reimbursement Agreement") and Phase #2 Major Improvements Reimbursement Agreement in the aggregate principal amount of $2,075,000 (the "Phase #2 Major Improvements Reimbursement Agreement") are secured by Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On May 18, 2021, the Service and Assessment Plan was updated for Phase #2 Direct Improvements (the "Updated Service and Assessment Plan"), and a reimbursement agreement was executed in the amount of $9,160,000 (the "Phase #2 Direct Improvements Reimbursement Agreement") to finance the costs of the Phase #2 Direct Improvements.

Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the "Annual Service Plan Update").

The Town also adopted assessment rolls (the "Assessment Rolls") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 2022-23.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in

the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms used herein shall have the meanings defined in the Updated Service and Assessment Plan, unless specified otherwise herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Authorized Improvements were equal to $9,393,393, including $6,297,658 in Phase #1 direct costs and $2,867,610 in Phase #1 Major Improvement costs. As provided by the Kimberly-Horn & Associates (the "Project Engineer"), the actual costs of the Authorized Improvements were equal to $7,586,530, including, representing a decrease of $1,806,863 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #1 Improvements were completed and accepted by the Town in May 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to construct the Authorized Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES379221

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Table II-A-1
Updated Sources and Uses – Authorized Improvements – Phase #1

Sources of Funds	Initial Estimated Budget [1]	Actual Costs[2]	Variance
Par amount	$7,300,000	$7,300,000	$0
Other funding sources	$2,093,393	$286,530	($1,806,863)
Total Sources	**$9,393,393**	**$7,586,530**	**($1,806,863)**
Uses of Funds			
Phase #1 Improvements			
Roadway improvements	$2,165,227	$2,336,210	$170,983
Water distribution system improvements	$840,020	$833,195	($6,825)
Sanitary sewer improvements	$730,300	$719,611	($10,689)
Storm drainage improvements	$1,464,831	$876,954	($587,877)
Other soft and miscellaneous costs	$1,097,280	$831,139	($266,141)
Subtotal: Phase #1 Improvements	*$6,297,658*	*$5,597,110*	*($700,548)*
Phase #1 Major Improvements			
Roadway improvements	$1,006,491	$580,555	($425,936)
Water distribution system improvements	$507,871	$187,483	($320,388)
Sanitary sewer improvements	$369,698	$515,262	$145,564
Storm drainage improvements	$317,755	$118,278	($199,477)
Other soft and miscellaneous costs	$665,795	$359,717	($306,078)
Subtotal: Phase #1 Major Improvements	*$2,867,610*	*$1,761,296*	*($1,106,314)*
Estimated PID establishment related costs	$228,125	$228,125	$0
Total Uses	**$9,393,393**	**$7,586,530**	**($1,806,863)**

1 – According to the Service and Assessment Plan dated April 4, 2017.
2 – According to information provided by the Project Engineer on August 5, 2020.

Authorized Improvement Area Cost Variances

As stated in Table II-A-1 above, there are significant variances to the Phase #1 Authorized Improvement aggregate budget. The Project Engineer has confirmed that the original budget line items accounted for significant contingency which was not needed. As a result, there was a net decrease in actual costs.

Phase #2 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Phase #2 Major Improvements were equal to $2,167,026. As provided by the Project Engineer, the actual costs of the Phase #2 Major Improvements were equal to $1,328,697, including, representing a decrease of $838,329 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #2 Major Improvements were completed and accepted by the Town in May 2017.

Table II-A-2 below summarizes the updated sources and uses of funds required to construct the Phase #2 Major Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/RE1362354-RE1058879-RE1468369.pdf

Table II-A-2
Updated Sources and Uses – Phase #2 Major Improvements

Sources of Funds	Initial Estimated Budget [1]	Actual Costs[2]	Variance
Par amount	$2,075,000	$1,365,000	($710,000)
Other funding sources	$393,901	$265,572	($128,329)
Total Sources	**$2,468,901**	**$1,630,572**	**($838,329)**
Uses of Funds			
Phase #2 Major Improvements			
Roadway improvements	$760,596	$437,963	($322,633)
Water distribution system improvements	$383,793	$141,435	($242,359)
Sanitary sewer improvements	$279,378	$388,707	$109,329
Storm drainage improvements	$240,124	$89,227	($150,897)
Other soft and miscellaneous costs	$503,135	$271,366	($231,769)
Subtotal: Phase #1 Major Improvements	*$2,167,026*	*$1,328,697*	*($838,329)*
Estimated PID establishment related costs	$301,875	$301,875	$0
Total Uses	**$2,468,901**	**$1,630,572**	**($838,329)**

1 – According to the Service and Assessment Plan dated April 4, 2017.
2 – According to information provided by the Project Engineer on August 5, 2020.

Phase #2 Major Improvements Cost Variances

As stated in Table II-A-2 on the previous page, there are significant variances to the Phase #2 Major Improvements aggregate budget. The project engineer has confirmed that the original budget line items included substantial contingency that was subsequently determined as excessive. As a result of this determination, $710,000 in excess funds were used to permanently reduce Phase #2 Major Improvements Reimbursement Agreement balance on March 1, 2020, resulting in a net decrease in total actual costs.

Phase #2 Direct Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on May 18, 2021, the initial total estimated costs of the Phase #2 Direct Improvements were equal to $9,261,884. As provided by the Project Engineer, the actual costs of the Phase #2 Direct Improvements remain unchanged from the initial total estimated costs as of July 28, 2022.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Direct Improvements as shown in the Updated Service and Assessment Plan.

Table II-A-3
Updated Sources and Uses – Phase #2 Direct Improvements

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Amount Spent to Date	Remaining Balance
Phase #2 Direct Improvements Reimbursement Agreement	$9,160,000	$0	$9,160,000	$0	$9,160,000
Other funding sources					
Developer contributions	$101,884	$0	$101,884	$0	$101,884
Subtotal: Other funding sources	*$101,884*	*$0*	*$101,884*	*$0*	*$101,884*
Total Sources	**$9,261,884**	**$0**	**$9,261,884**	**$0**	**$9,261,884**
Uses of Funds					
Phase #2 Direct Improvements					
Road Improvements including Right-of-way	$4,351,483	$0	$4,351,483	$0	$4,351,483
Water Distribution System Improvements	$673,280	$0	$673,280	$0	$673,280
Sanitary Sewer Improvements	$1,931,897	$0	$1,931,897	$0	$1,931,897
Storm Drainage Improvements	$1,108,974	$0	$1,108,974	$0	$1,108,974
Other Soft and Miscellaneous Costs	$1,196,250	$0	$1,196,250	$0	$1,196,250
Total Uses	**$9,261,884**	**$0**	**$9,261,884**	**$0**	**$9,261,884**

1 – According to the Project Engineer as of July 28, 2022.

Phase #2 Direct Improvements Cost Variances

As stated in Table II-A-3 on the previous page, there are no significant variances to the Phase #2 Direct Improvements aggregate budget.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

For additional details regarding the PID Authorized Improvements, refer to the links provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2017-2028)

Assessment Year ending 09/01	Projected Annual Installments Phase #1[1]	Projected Annual Installments Phase #2 Major Improvements[1]	Projected Annual Installments Phase #2 Direct Improvements[1]
2017-2022	$2,933,154	$519,880	$723,908
2023	$543,951	$122,635	$736,908
2024	$625,625	$249,342	$729,537
2025	$626,907	$252,940	$729,675
2026	$627,513	$251,055	$729,824
2027	$627,441	$254,182	$635,784
2028	$626,694	$256,826	$637,771
Total	**$8,004,411**	**$2,180,997**	**$5,647,315**

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

C. Status of Development

See Table II-C-1 on the following page for the estimated status of completed homes within the portion of Phase #1 located within the Town based on certificate of occupancy issuances, according to the Town.

Table II-C-1
Completed Homes – Phase #1

Status	Cumulative as of June 30, 2020	Cumulative as of June 30, 2021[1]	Cumulative as of June 30, 2022[2]
Homes completed[1]	24	43	194

1 – Homes completed are based on certificate of occupancy issuances as reported by the Town as of June 30, 2021.
2 – Homes completed are based on ownership records as reported by the Denton Appraisal District of July 27, 2022.

See Appendix C for preliminary 2022 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #1 Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1 Reimbursement Agreement, which is 6.883 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #1 Annual Installments to be Collected for 2022-23

The total outstanding cost of Phase #1 Improvements submitted by the Developer to the Town as of August 5, 2020 is $7,358,405. The outstanding principal balance on the Assessments is

$6,835,848, which represents the Phase #1 reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

Description	Total
Interest through September 1, 2023	$470,511
Principal due by September 1, 2023	$125,000
Subtotal debt service on Phase #1 Reimbursement Agreement	*$595,511*
Administrative Expenses	$38,000
Subtotal Expenses	$633,511
Available TIRZ Credit	($79,561)
Available Administrative Expense account	($10,000)
Subtotal funds available	($89,561)
Annual Installments	**$543,951**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $470,511, which equal interest on the outstanding Assessments balance of $6,835,848 for one year and an effective interest rate of 6.883 percent. Annual Installments to be collected include a principal amount of $125,000. As a result, total principal and interest due for the Phase #1 Assessments in 2022-23 is estimated to be equal to $595,511.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $38,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$2,200
Administrator	$30,000
Auditor	$2,500
Contingency	$3,300
Total	**$38,000**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2021 in the total amount of $79,561 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2022 as shown in Appendix D-2.

Available Administrative Expense Account

As of June 30, 2022, there is $10,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 Annual Installment for 2022-23.

E. ANNUAL INSTALLMENTS PER UNITS – PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1 Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the original Service and Assessment Plan, 275 residential units were estimated to be built within Phase #1 of the PID, representing 243.38 Equivalent Units. As of June 30, 2022, one unit has prepaid their Phase #1 Assessment in full resulting in 1.00 Equivalent Unit being prepaid. As a result, 274 units representing 242.38 total Equivalent Units will be billed for the 2022-23 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $2,456.93 (i.e. $595,511 ÷ 242.38 = $2,456.93). The net Administrative Expenses to be collected from each unit will be $115.52 (i.e. ($38,000 - $10,000) ÷ 242.38 = $115.52). As a result, the total Annual Installment to be collected from each unit within the PID will be $2,572.45 (i.e. $2,456.93 + $115.52 = $2,572.45).

The Annual Installment due to be collected from each Land Use Class in Phase #1 of the PID for 2022-23 is shown in II-E-1 on the following page.

Table II-E-1
Annual Installment Per Unit – Phase #1

Land Use Class	Annual Installment[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (60' Lot)	$2,572.45	1.00	$2,572.45
Lot Type 2 (50' Lot)	$2,572.45	0.83	$2,135.14

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #1 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. Annual Budget – Phase #2 Major Improvements

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Major Improvements Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Major Improvements Reimbursement Agreement, which is 6.883 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Major Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected

with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Major Improvements Annual Installments to be Collected for 2022-23

The total outstanding cost of Phase #2 Major Improvements submitted by the Developer to the Town as of August 5, 2020 is $1,328,697. The outstanding principal balance on the Phase #2 Major Improvements Assessments is $1,335,000, which represents the Phase #2 reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2022-23

Description	Total
Interest through September 1, 2023	$89,389
Principal due on September 1, 2023	$15,000
Subtotal debt service on Phase #2 Major Improvements Reimbursement Agreement	*$104,389*
Administrative Expenses	$33,000
Subtotal Expenses	$137,389
Available TIRZ Credit	($4,755)
Available Administrative Expense account	($10,000)
Subtotal funds available	($14,755)
Annual Installments	**$122,635**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $90,078, which equal interest on the outstanding Assessments balance of $1,335,000 for one year and an effective interest rate of 6.883 percent. Annual Installments to be collected include a principal amount of $15,000. As a result, total principal and interest due for the Phase #2 Major Improvements Assessments in 2022-23 is estimated to be equal to $104,389.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $33,000.

Table II-F-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$2,200
Administrator	$25,000
Auditor	$2,500
Contingency	$3,300
Total	**$33,000**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2021 in the total amount of $4,755 that are available to be used as TIRZ Credit in 2022-23 for the Parcel within Phase #2. This TIRZ Credit amount to the Phase #2 Parcel within as shown in Appendix E-2.

Available Administrative Expense Account

As of June 30, 2022, there is $10,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Major Improvements Annual Installment for 2022-23.

G. Annual Installments per Units – Phase #2 Major Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Major Improvements Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 206 residential units are estimated to be built within Phase #2 of the PID, representing 189.75 Equivalent Units. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $550.14 (i.e. $104,389 ÷ 189.75 = $550.14). The net Administrative Expenses to be collected from each unit will be $121.21 (i.e. ($33,000 - $10,000) ÷ 189.75 = $121.21). As a result, the total Annual Installment to be collected from each unit within the PID will be $671.35 (i.e. $550.14 + $121.21 = $671.35).

The Phase #2 Major Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2022-23 is shown in II-G-1 on the following page.

Table II-G-1
Phase #2 Major Improvement Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	$671.35	1.00	$671.35
Lot Type 2 (50' Lot)	$671.35	0.87	$584.08

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E-1**.**

H. ANNUAL BUDGET – PHASE #2 DIRECT IMPROVEMENTS

Phase #2 Direct Improvements - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Direct Improvements Reimbursement Agreement. As a result, the first Annual Installment will be due January 31, 2022, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Direct Improvements Reimbursement Agreement, which is 7.63 percent per annum for 2022-23. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Direct Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

The outstanding principal balance on the Phase #2 Direct Improvements Assessments is $9,160,000, which represents the Phase #2 Direct Improvements reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Direct Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H-1 below.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

Description	Total
Interest through September 1, 2023	$698,908
Principal due on September 1, 2023	$5,000
Subtotal debt service on Phase #2 Direct Improvements Reimbursement Agreement	*$703,908*
Administrative Expenses	$33,000
Subtotal Expenses	$736,908
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$736,908**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of $698,908, which equal interest on the outstanding Assessments balance of $9,160,000 for one year and an effective interest rate of 7.63 percent. Annual Installments to be collected include a principal amount of $5,000. As a result, total principal and interest due for Phase #2 Direct Improvements Assessments in 2022-23 is estimated to be equal to $703,908.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-H-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be $33,000.

Table II-H-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	$2,200
Administrator	$25,000
Auditor	$2,500
Contingency	$3,300
Total	**$33,000**

Available Administrative Expense Account

As of June 30, 2022, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Direct Improvements Annual Installment for 2022-23.

I. Annual Installments per Units – Phase #2 Direct Improvements

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Direct Improvements Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 206 residential units are estimated to be built within Phase #2 of the PID, representing 189.75 Equivalent Units. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $3,709.66 (i.e. $703,908 ÷ 189.75 = $3,709.66). The net Administrative Expenses to be collected from each unit will be $173.91 (i.e. $33,000 ÷ 189.75 = $173.91). As a result, the total Annual Installment to be collected from each unit within the PID will be $3,883.57 (i.e. $3,709.66 + $173.91 = $3,883.57).

The Phase #2 Direct Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2022-23 is shown in II-I-1 below.

Table II-I-1
Phase #2 Direct Improvements Annual Installment Per Unit

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	$3,883.57	1.00	$3,883.57
Lot Type 2 (50' Lot)	$3,883.57	0.87	$3,378.71

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix F**.**

H. BOND REDEMPTION RELATED UPDATES

According to the Project Engineer, the original estimated costs for the Phase #2 Major Improvements included significant amounts for contingency. The project engineer has confirmed that $710,000 was available in the Project Fund. Those funds were used to redeem $710,000 in Phase #2 Bonds on March 1, 2020.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

According to the original Service and Assessment Plan, Lot Type 1 (60') Lots with Phase #2 of the PID were allocated Assessments based on an estimated home value of $337,500 and Lot Type 2 (50') Lots within Phase #2 of the PID were allocated Assessments based on an estimated home value of $281,250. As a result, Lot Type 1 (60') Lots were assigned an Equivalent Unit factor of 1.00 and Lot Type 2 (50') Lots were assigned an Equivalent factor of 0.83.

As shown in the Updated Service and Assessment Plan, the estimated home values for Lot Type 1 (60') Lots and Lot Type 2 (50') Lots were updated to $452,000 and $393,000, respectively. As a result, Lot Type 1 (60') Lots and Lot Type 2 (50') Lots within Phase #2 of the PID have a revised Equivalent Unit factor of 1.00 and 0.87, respectively.

Except as noted above, the method of assessing property has not been changed and Assessed Property will continue to be as provided in the Updated Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VII.C of the Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix A. Each Parcel in the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula on the following page:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Denton Central Appraisal District ("DCAD") online records, final plats, Phase #1A for 59 Phase #1 residential units and Phase #1B for 216 Phase #1 residential units, which were subdivided from Parcel 38224 and Parcel 38229, were recorded on January 22, 2019 and June 12, 2019, respectively. Phase #1A residential units were billed individually in 2019-20. Phase #1B

Parcels were not recognized by DCAD in 2019. As a result, Annual Installments for Phase #1B Parcels were billed individually beginning in 2020-21.

B. PREPAYMENT OF ASSESSMENTS

Phase #1

As of June 30, 2022, one (1) Parcel within Phase #1 of the PID has prepaid their Phase #1 Assessment in full.

Phase #2 Major Improvements

As of June 30, 2022, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Major Improvements Assessment.

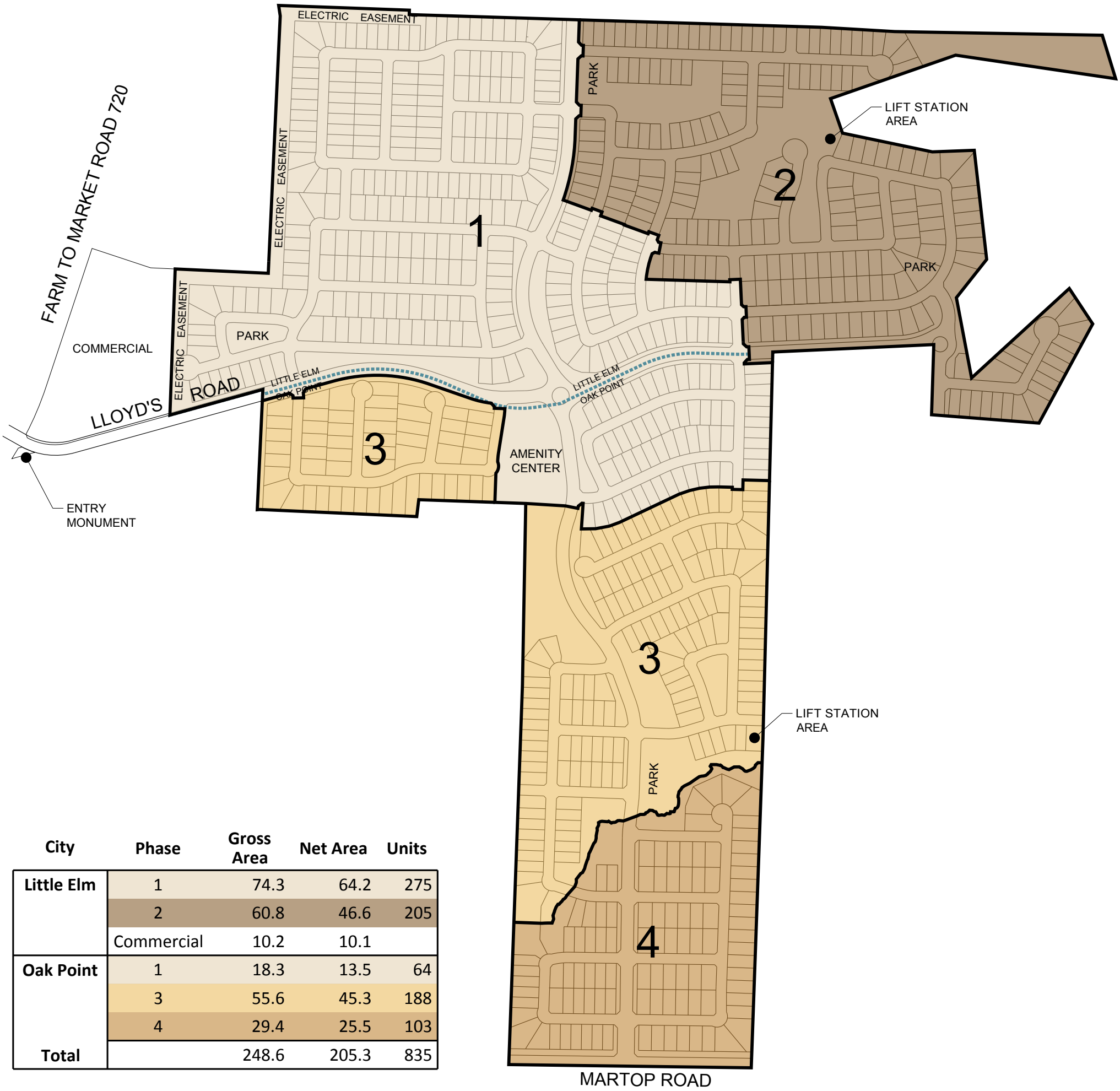
Phase #2 Direct Improvements

As of June 30, 2022, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Direct Improvement Assessment.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 Eldorado Parkway, Little Elm, Texas 75068.

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APPENDIX A
PID MAP



City	Phase	Gross Area	Net Area	Units
Little Elm	1	74.3	64.2	275
	2	60.8	46.6	205
	Commercial	10.2	10.1	
Oak Point	1	18.3	13.5	64
	3	55.6	45.3	188
	4	29.4	25.5	103
Total		248.6	205.3	835

*Phase 1 Areas include offsite Lloyd Road improvements
**Net Area is net of Open Spaces, Electric Easement, Amenity Center, Parks & Areas not to be developed

Phase	Little Elm		Oak Point		Phase
	50' Lot	*60' Lot*	*50' Lot*	*60' Lot*	**Total**
1	186	89	64		339
2	124	81			205
3			133	55	188
4			38	65	103
Total	310	170	235	120	**835**

north

GRAPHIC SCALE IN FEET

0 250 500 1000

1" = 500'@ 11x17

PHASE MAP

Rudman NORTH

City of Oak Point & Town of Little Elm, Texas
January 2017

DWG NAME K:\FRI_CIVIL\SINGLE FAMILY PURSUITS\2014024 - RUDMAN NORTH TRACT\DWG\PRELIMINARY\EXHIBITS\EXHIBIT-PHASES.DWG
LAST SAVED 1/9/2017 5:16 PM

Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

APPENDIX B
PREPAID PARCELS

APPENDIX B

Parcel ID	Prepayment Date	Amount	Full/Partial
749022	April 2021	$29,152	Full
TOTAL		**$29,152**	

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C

Rudman Tract PID

2022 Certified Preliminary Assessed Value

Phase	2022 Value[1]
All Parcels	$91,584,374
Total	**$91,584,374**

1 - Reflects the 2022 certified preliminary net taxable values per DCAD records.

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY - 2022-23

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
748987	1	1.00	$28,203	$516	$1,941	$115.52	($801.71)	$1,770.74
748988	1	1.00	$28,203	$516	$1,941	$115.52	($818.84)	$1,753.61
748989	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
748990	1	1.00	$28,203	$516	$1,941	$115.52	($834.29)	$1,738.16
748991	1	1.00	$28,203	$516	$1,941	$115.52	($843.95)	$1,728.51
748992	1	1.00	$28,203	$516	$1,941	$115.52	($678.70)	$1,893.75
748993	1	0.50	$14,102	$258	$971	$57.76	($209.29)	$1,076.94
958868		0.50	$14,102	$258	$971	$57.76	($187.09)	$1,099.14
748994	1	1.00	$28,203	$516	$1,941	$115.52	($874.30)	$1,698.16
748995	1	1.00	$28,203	$516	$1,941	$115.52	($724.44)	$1,848.01
748996	1	1.00	$28,203	$516	$1,941	$115.52	($803.91)	$1,768.54
748997	1	1.00	$28,203	$516	$1,941	$115.52	($735.07)	$1,837.39
748998	1	1.00	$28,203	$516	$1,941	$115.52	($767.95)	$1,804.51
748999	1	1.00	$28,203	$516	$1,941	$115.52	($885.44)	$1,687.02
749000	1	1.00	$28,203	$516	$1,941	$115.52	($210.71)	$2,361.74
749001	1	1.00	$28,203	$516	$1,941	$115.52	($917.01)	$1,655.45
749002	1	1.00	$28,203	$516	$1,941	$115.52	($735.59)	$1,836.86
749003	1	1.00	$28,203	$516	$1,941	$115.52	($907.50)	$1,664.95
749004	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749005	1	1.00	$28,203	$516	$1,941	$115.52	($921.93)	$1,650.53
749006	1	1.00	$28,203	$516	$1,941	$115.52	($735.65)	$1,836.81
749007	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749008	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749009	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749010	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749011	1	1.00	$28,203	$516	$1,941	$115.52	($127.13)	$2,445.32
749012	1	1.00	$28,203	$516	$1,941	$115.52	($133.85)	$2,438.60
749013	1	1.00	$28,203	$516	$1,941	$115.52	($837.13)	$1,735.33
749014	1	1.00	$28,203	$516	$1,941	$115.52	($839.70)	$1,732.75
749015	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749016	1	1.00	$28,203	$516	$1,941	$115.52	($678.45)	$1,894.01
749017	1	1.00	$28,203	$516	$1,941	$115.52	($806.66)	$1,765.79
749018	1	1.00	$28,203	$516	$1,941	$115.52	($856.31)	$1,716.15
749019	1	1.00	$28,203	$516	$1,941	$115.52	($618.77)	$1,953.68
749020	1	1.00	$28,203	$516	$1,941	$115.52	($703.19)	$1,869.26
749021	1	1.00	$28,203	$516	$1,941	$115.52	$0.00	$2,572.45
749022	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
749023	1	1.00	$28,203	$516	$1,941	$115.52	($214.84)	$2,357.62
749024	1	0.83	$23,409	$428	$1,611	$95.88	($100.37)	$2,034.76
749025	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749026	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749027	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749028	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749029	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749030	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
749031	1	0.83	$23,409	$428	$1,611	$95.88	($97.55)	$2,037.59
749032	1	0.83	$23,409	$428	$1,611	$95.88	($106.77)	$2,028.36
749033	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749034	1	1.00	$28,203	$516	$1,941	$115.52	($138.97)	$2,433.48
749035	1	1.00	$28,203	$516	$1,941	$115.52	($125.19)	$2,447.26
749036	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749037	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749038	1	1.00	$28,203	$516	$1,941	$115.52	($735.03)	$1,837.43
749039	1	1.00	$28,203	$516	$1,941	$115.52	($707.72)	$1,864.74
749040	1	0.83	$23,409	$428	$1,611	$95.88	($663.91)	$1,471.23
749041	1	0.83	$23,409	$428	$1,611	$95.88	($108.30)	$2,026.84
749042	1	0.83	$23,409	$428	$1,611	$95.88	($540.06)	$1,595.08
749043	1	0.83	$23,409	$428	$1,611	$95.88	($515.82)	$1,619.31
749044	1	0.83	$23,409	$428	$1,611	$95.88	($131.55)	$2,003.59
749045	1	1.00	$28,203	$516	$1,941	$115.52	($116.63)	$2,455.82
749046	1	1.00	$28,203	$516	$1,941	$115.52	($124.13)	$2,448.33
749047	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749048	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749049	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
749050	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757294	1	0.83	$23,409	$428	$1,611	$95.88	($116.99)	$2,018.15
757293	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757292	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757291	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757290	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757289	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757288	1	0.83	$23,409	$428	$1,611	$95.88	($187.35)	$1,947.78
757287	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757286	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757285	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757284	1	0.83	$23,409	$428	$1,611	$95.88	($760.89)	$1,374.25
757283	1	0.83	$23,409	$428	$1,611	$95.88	($739.79)	$1,395.34
757282	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757281	1	0.83	$23,409	$428	$1,611	$95.88	($761.73)	$1,373.40
757280	1	0.83	$23,409	$428	$1,611	$95.88	($112.41)	$2,022.72
757279	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757278	1	0.83	$23,409	$428	$1,611	$95.88	($113.51)	$2,021.63
757277	1	1.00	$28,203	$516	$1,941	$115.52	($124.31)	$2,448.14
757276	1	1.00	$28,203	$516	$1,941	$115.52	($116.26)	$2,456.20
757275	1	0.83	$23,409	$428	$1,611	$95.88	($112.60)	$2,022.54
757274	1	0.83	$23,409	$428	$1,611	$95.88	($101.76)	$2,033.37
757273	1	0.83	$23,409	$428	$1,611	$95.88	($101.76)	$2,033.37
757272	1	1.00	$28,203	$516	$1,941	$115.52	($774.35)	$1,798.10
757271	1	1.00	$28,203	$516	$1,941	$115.52	($96.21)	$2,476.24
757270	1	1.00	$28,203	$516	$1,941	$115.52	($110.77)	$2,461.69

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757269	1	1.00	$28,203	$516	$1,941	$115.52	($146.64)	$2,425.81
757268	1	0.83	$23,409	$428	$1,611	$95.88	($107.62)	$2,027.51
757267	1	0.83	$23,409	$428	$1,611	$95.88	($106.16)	$2,028.98
757266	1	0.83	$23,409	$428	$1,611	$95.88	($175.71)	$1,959.43
757265	1	0.83	$23,409	$428	$1,611	$95.88	($103.96)	$2,031.18
757264	1	0.83	$23,409	$428	$1,611	$95.88	($385.72)	$1,749.42
757263	1	0.83	$23,409	$428	$1,611	$95.88	($116.81)	$2,018.33
757262	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757261	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757260	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757259	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757258	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757257	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757256	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757255	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757254	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757253	1	0.83	$23,409	$428	$1,611	$95.88	($477.65)	$1,657.49
757252	1	0.83	$23,409	$428	$1,611	$95.88	($113.33)	$2,021.81
757251	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757250	1	0.83	$23,409	$428	$1,611	$95.88	($468.79)	$1,666.35
757249	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757248	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757247	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757246	1	0.83	$23,409	$428	$1,611	$95.88	($188.88)	$1,946.26
757244	1	1.00	$28,203	$516	$1,941	$115.52	($185.83)	$2,386.63
757243	1	1.00	$28,203	$516	$1,941	$115.52	($114.79)	$2,457.66
757242	1	1.00	$28,203	$516	$1,941	$115.52	($115.52)	$2,456.93
757241	1	1.00	$28,203	$516	$1,941	$115.52	$0.00	$2,572.45
757240	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757239	1	0.83	$23,409	$428	$1,611	$95.88	($187.97)	$1,947.17
757238	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757237	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757236	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757235	1	0.83	$23,409	$428	$1,611	$95.88	($103.96)	$2,031.18
757234	1	0.83	$23,409	$428	$1,611	$95.88	($350.42)	$1,784.72
757233	1	0.83	$23,409	$428	$1,611	$95.88	($844.46)	$1,290.68
757232	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757231	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757230	1	0.83	$23,409	$428	$1,611	$95.88	($108.20)	$2,026.93
757229	1	0.83	$23,409	$428	$1,611	$95.88	($108.20)	$2,026.93
757228	1	0.83	$23,409	$428	$1,611	$95.88	($180.34)	$1,954.80
757227	1	0.83	$23,409	$428	$1,611	$95.88	($180.34)	$1,954.80
757226	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757225	1	0.83	$23,409	$428	$1,611	$95.88	$0.00	$2,135.14
757224	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757223	1	0.83	$23,409	$428	$1,611	$95.88	($133.28)	$2,001.86
757222	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757221	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757220	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757219	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757218	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757217	1	0.83	$23,409	$428	$1,611	$95.88	($98.25)	$2,036.88
757216	1	1.00	$28,203	$516	$1,941	$115.52	($286.07)	$2,286.38
757215	1	1.00	$28,203	$516	$1,941	$115.52	($767.79)	$1,804.67
757214	1	1.00	$28,203	$516	$1,941	$115.52	($773.57)	$1,798.88
757213	1	1.00	$28,203	$516	$1,941	$115.52	($297.73)	$2,274.73
757212	1	1.00	$28,203	$516	$1,941	$115.52	($840.78)	$1,731.67
757211	1	1.00	$28,203	$516	$1,941	$115.52	($852.13)	$1,720.33
757210	1	1.00	$28,203	$516	$1,941	$115.52	($869.63)	$1,702.82
757209	1	1.00	$28,203	$516	$1,941	$115.52	($317.19)	$2,255.26
757208	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757207	1	0.83	$23,409	$428	$1,611	$95.88	($187.35)	$1,947.78
757206	1	0.83	$23,409	$428	$1,611	$95.88	($752.51)	$1,382.62
757205	1	0.83	$23,409	$428	$1,611	$95.88	($739.79)	$1,395.34
757204	1	0.83	$23,409	$428	$1,611	$95.88	($579.92)	$1,555.22
757203	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757202	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757201	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757200	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757199	1	0.83	$23,409	$428	$1,611	$95.88	($112.41)	$2,022.72
757198	1	0.83	$23,409	$428	$1,611	$95.88	($756.73)	$1,378.41
757197	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757196	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757195	1	0.83	$23,409	$428	$1,611	$95.88	($485.45)	$1,649.69
757194	1	0.83	$23,409	$428	$1,611	$95.88	($766.82)	$1,368.32
757193	1	0.83	$23,409	$428	$1,611	$95.88	($665.54)	$1,469.59
757192	1	0.83	$23,409	$428	$1,611	$95.88	($602.74)	$1,532.40
757191	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757190	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757189	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757188	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757187	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757186	1	0.83	$23,409	$428	$1,611	$95.88	($844.03)	$1,291.11
757185	1	0.83	$23,409	$428	$1,611	$95.88	($615.50)	$1,519.63
757184	1	0.83	$23,409	$428	$1,611	$95.88	($678.00)	$1,457.13
757183	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757182	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757181	1	0.83	$23,409	$428	$1,611	$95.88	($185.22)	$1,949.92
757180	1	0.83	$23,409	$428	$1,611	$95.88	($119.18)	$2,015.95
757179	1	0.83	$23,409	$428	$1,611	$95.88	($126.14)	$2,009.00

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757178	1	0.83	$23,409	$428	$1,611	$95.88	($108.39)	$2,026.75
757177	1	0.83	$23,409	$428	$1,611	$95.88	($178.15)	$1,956.99
757176	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757175	1	0.83	$23,409	$428	$1,611	$95.88	($625.27)	$1,509.87
757174	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757173	1	0.83	$23,409	$428	$1,611	$95.88	($808.38)	$1,326.75
757172	1	0.83	$23,409	$428	$1,611	$95.88	($114.61)	$2,020.53
757171	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757170	1	0.83	$23,409	$428	$1,611	$95.88	($228.71)	$1,906.43
757169	1	0.83	$23,409	$428	$1,611	$95.88	($757.39)	$1,377.74
757168	1	0.83	$23,409	$428	$1,611	$95.88	($251.72)	$1,883.41
757167	1	0.83	$23,409	$428	$1,611	$95.88	($311.36)	$1,823.78
757166	1	0.83	$23,409	$428	$1,611	$95.88	($110.77)	$2,024.37
757165	1	0.83	$23,409	$428	$1,611	$95.88	($110.40)	$2,024.74
757164	1	0.83	$23,409	$428	$1,611	$95.88	($181.86)	$1,953.27
757163	1	0.83	$23,409	$428	$1,611	$95.88	($169.61)	$1,965.53
757162	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757161	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757160	1	0.83	$23,409	$428	$1,611	$95.88	($118.54)	$2,016.60
757159	1	0.83	$23,409	$428	$1,611	$95.88	($115.34)	$2,019.80
757158	1	0.83	$23,409	$428	$1,611	$95.88	($107.62)	$2,027.51
757157	1	0.83	$23,409	$428	$1,611	$95.88	($714.94)	$1,420.19
757156	1	0.83	$23,409	$428	$1,611	$95.88	($603.16)	$1,531.98
757155	1	0.83	$23,409	$428	$1,611	$95.88	($378.48)	$1,756.66
757154	1	0.83	$23,409	$428	$1,611	$95.88	($106.16)	$2,028.98
757153	1	0.83	$23,409	$428	$1,611	$95.88	($105.43)	$2,029.71
757152	1	0.83	$23,409	$428	$1,611	$95.88	($87.86)	$2,047.28
757151	1	0.83	$23,409	$428	$1,611	$95.88	($104.69)	$2,030.45
757150	1	0.83	$23,409	$428	$1,611	$95.88	($86.02)	$2,049.11
757149	1	0.83	$23,409	$428	$1,611	$95.88	($120.28)	$2,014.85
757148	1	1.00	$28,203	$516	$1,941	$115.52	($116.26)	$2,456.20
757147	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757146	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757145	1	1.00	$28,203	$516	$1,941	$115.52	($383.78)	$2,188.68
757144	1	1.00	$28,203	$516	$1,941	$115.52	($761.43)	$1,811.02
757143	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757142	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757141	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757140	1	1.00	$28,203	$516	$1,941	$115.52	($364.57)	$2,207.89
757139	1	1.00	$28,203	$516	$1,941	$115.52	($218.04)	$2,354.42
757138	1	1.00	$28,203	$516	$1,941	$115.52	($846.92)	$1,725.53
757137	1	1.00	$28,203	$516	$1,941	$115.52	($676.06)	$1,896.40
757136	1	0.83	$23,409	$428	$1,611	$95.88	($620.17)	$1,514.97
757135	1	0.83	$23,409	$428	$1,611	$95.88	($89.24)	$2,045.89
757134	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757133	1	0.83	$23,409	$428	$1,611	$95.88	($93.77)	$2,041.37
757132	1	0.83	$23,409	$428	$1,611	$95.88	($95.90)	$2,039.23
757131	1	0.83	$23,409	$428	$1,611	$95.88	($95.90)	$2,039.23
757130	1	0.83	$23,409	$428	$1,611	$95.88	($95.90)	$2,039.23
757129	1	0.83	$23,409	$428	$1,611	$95.88	($108.57)	$2,026.57
757128	1	0.83	$23,409	$428	$1,611	$95.88	($106.89)	$2,028.25
757127	1	0.83	$23,409	$428	$1,611	$95.88	($669.05)	$1,466.09
757126	1	0.83	$23,409	$428	$1,611	$95.88	($583.69)	$1,551.44
757125	1	0.83	$23,409	$428	$1,611	$95.88	($109.49)	$2,025.65
757124	1	0.83	$23,409	$428	$1,611	$95.88	($188.88)	$1,946.26
757122	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757121	1	1.00	$28,203	$516	$1,941	$115.52	($906.51)	$1,665.95
757120	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757119	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757118	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757117	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757116	1	1.00	$28,203	$516	$1,941	$115.52	($111.32)	$2,461.14
757115	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757114	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757113	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757112	1	1.00	$28,203	$516	$1,941	$115.52	($807.49)	$1,764.97
757111	1	0.10	$2,820	$52	$194	$11.55	($124.56)	$132.68
975256		0.90	$25,383	$464	$1,747	$103.97	$0.00	$2,315.21
757110	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757109	1	1.00	$28,203	$516	$1,941	$115.52	($185.53)	$2,386.93
757108	1	1.00	$28,203	$516	$1,941	$115.52	($116.26)	$2,456.20
757107	1	0.83	$23,409	$428	$1,611	$95.88	($111.13)	$2,024.00
757106	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757105	1	0.83	$23,409	$428	$1,611	$95.88	($754.79)	$1,380.35
757104	1	0.83	$23,409	$428	$1,611	$95.88	($699.48)	$1,435.66
757103	1	0.83	$23,409	$428	$1,611	$95.88	($226.92)	$1,908.22
757102	1	0.83	$23,409	$428	$1,611	$95.88	($335.75)	$1,799.39
757101	1	0.83	$23,409	$428	$1,611	$95.88	($615.50)	$1,519.63
757100	1	0.83	$23,409	$428	$1,611	$95.88	($678.36)	$1,456.78
757099	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757098	1	0.83	$23,409	$428	$1,611	$95.88	($168.39)	$1,966.75
757097	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757096	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757095	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757094	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757093	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757092	1	0.83	$23,409	$428	$1,611	$95.88	($110.95)	$2,024.19
757091	1	0.83	$23,409	$428	$1,611	$95.88	($683.71)	$1,451.43
757090	0	0.00	$0	$0	$0	$0.00	$0.00	$0.00
757089	1	0.83	$23,409	$428	$1,611	$95.88	($112.29)	$2,022.85

Appendix D-1
Phase #1 Assessment Roll Summary - 2022-23

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
757088	1	0.83	$23,409	$428	$1,611	$95.88	($93.22)	$2,041.91
757087	1	0.83	$23,409	$428	$1,611	$95.88	($595.01)	$1,540.13
757086	1	0.83	$23,409	$428	$1,611	$95.88	($558.04)	$1,577.10
757085	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757084	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757083	1	0.83	$23,409	$428	$1,611	$95.88	($798.69)	$1,336.45
757082	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757081	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757080	1	0.83	$23,409	$428	$1,611	$95.88	($85.42)	$2,049.72
757079	1	0.83	$23,409	$428	$1,611	$95.88	($94.90)	$2,040.24
757078	1	0.83	$23,409	$428	$1,611	$95.88	($90.63)	$2,044.51
757077	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757076	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757075	1	0.83	$23,409	$428	$1,611	$95.88	($102.50)	$2,032.64
757074	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757073	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757072	1	0.83	$23,409	$428	$1,611	$95.88	($101.76)	$2,033.37
757071	1	0.83	$23,409	$428	$1,611	$95.88	($101.03)	$2,034.11
757070	1	0.83	$23,409	$428	$1,611	$95.88	($197.42)	$1,937.72
Total	**275**	**242.38**	**$6,835,848**	**$125,000.00**	**$470,511.42**	**$28,000.00**	**($79,560.80)**	**$543,950.62**

1 - Parcel's Equivalent Unit, outstanding Assessment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District and as result, do not represent a new Lot Type.

APPENDIX D-2
PHASE #1 TIRZ CALCULATION - 2022-23

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
748987	$2,672.38	$0.00	$2,672.38	($801.71)	($801.71)
748988	$2,729.48	$0.00	$2,729.48	($818.84)	($818.84)
748989	$388.78	$0.00	$388.78	($116.63)	($116.63)
748990	$2,780.97	$0.00	$2,780.97	($834.29)	($834.29)
748991	$2,813.15	$0.00	$2,813.15	($843.95)	($843.95)
748992	$2,262.34	$0.00	$2,262.34	($678.70)	($678.70)
748993	$1,395.27	$0.00	$1,395.27	($209.29)	($209.29)
958868	$1,247.27	$0.00	$1,247.27	($187.09)	($187.09)
748994	$2,914.33	$0.00	$2,914.33	($874.30)	($874.30)
748995	$2,414.81	$0.00	$2,414.81	($724.44)	($724.44)
748996	$2,679.71	$0.00	$2,679.71	($803.91)	($803.91)
748997	$2,450.22	$0.00	$2,450.22	($735.07)	($735.07)
748998	$2,559.83	$0.00	$2,559.83	($767.95)	($767.95)
748999	$2,951.45	$0.00	$2,951.45	($885.44)	($885.44)
749000	$702.37	$0.00	$702.37	($210.71)	($210.71)
749001	$3,056.69	$0.00	$3,056.69	($917.01)	($917.01)
749002	$2,451.98	$0.00	$2,451.98	($735.59)	($735.59)
749003	$3,025.00	$0.00	$3,025.00	($907.50)	($907.50)
749004	$388.78	$0.00	$388.78	($116.63)	($116.63)
749005	$3,073.09	$0.00	$3,073.09	($921.93)	($921.93)
749006	$2,452.15	$0.00	$2,452.15	($735.65)	($735.65)
749007	$388.78	$0.00	$388.78	($116.63)	($116.63)
749008	$388.78	$0.00	$388.78	($116.63)	($116.63)
749009	$388.78	$0.00	$388.78	($116.63)	($116.63)
749010	$388.78	$0.00	$388.78	($116.63)	($116.63)
749011	$423.78	$0.00	$423.78	($127.13)	($127.13)
749012	$446.17	$0.00	$446.17	($133.85)	($133.85)
749013	$2,790.42	$0.00	$2,790.42	($837.13)	($837.13)
749014	$2,799.00	$0.00	$2,799.00	($839.70)	($839.70)
749015	$388.78	$0.00	$388.78	($116.63)	($116.63)
749016	$2,261.49	$0.00	$2,261.49	($678.45)	($678.45)
749017	$2,688.87	$0.00	$2,688.87	($806.66)	($806.66)
749018	$2,854.35	$0.00	$2,854.35	($856.31)	($856.31)
749019	$2,062.58	$0.00	$2,062.58	($618.77)	($618.77)
749020	$2,343.97	$0.00	$2,343.97	($703.19)	($703.19)
749021	$0.00	$0.00	$0.00	$0.00	$0.00
749022	$2,744.31	$0.00	$2,744.31	($823.29)	PREPAID
749023	$716.12	$0.00	$716.12	($214.84)	($214.84)
749024	$334.58	$0.00	$334.58	($100.37)	($100.37)
749025	$325.16	$0.00	$325.16	($97.55)	($97.55)
749026	$325.16	$0.00	$325.16	($97.55)	($97.55)
749027	$325.16	$0.00	$325.16	($97.55)	($97.55)
749028	$325.16	$0.00	$325.16	($97.55)	($97.55)
749029	$325.16	$0.00	$325.16	($97.55)	($97.55)
749030	$325.16	$0.00	$325.16	($97.55)	($97.55)
749031	$325.16	$0.00	$325.16	($97.55)	($97.55)
749032	$355.91	$0.00	$355.91	($106.77)	($106.77)
749033	$0.00	$0.00	$0.00	$0.00	$0.00
749034	$463.24	$0.00	$463.24	($138.97)	($138.97)
749035	$417.30	$0.00	$417.30	($125.19)	($125.19)
749036	$388.78	$0.00	$388.78	($116.63)	($116.63)
749037	$388.78	$0.00	$388.78	($116.63)	($116.63)
749038	$2,450.09	$0.00	$2,450.09	($735.03)	($735.03)
749039	$2,359.05	$0.00	$2,359.05	($707.72)	($707.72)
749040	$2,213.02	$0.00	$2,213.02	($663.91)	($663.91)
749041	$361.00	$0.00	$361.00	($108.30)	($108.30)
749042	$1,800.20	$0.00	$1,800.20	($540.06)	($540.06)
749043	$1,719.41	$0.00	$1,719.41	($515.82)	($515.82)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
749044	$438.50	$0.00	$438.50	($131.55)	($131.55)
749045	$388.78	$0.00	$388.78	($116.63)	($116.63)
749046	$413.76	$0.00	$413.76	($124.13)	($124.13)
749047	$0.00	$0.00	$0.00	$0.00	$0.00
749048	$0.00	$0.00	$0.00	$0.00	$0.00
749049	$0.00	$0.00	$0.00	$0.00	$0.00
749050	$0.00	$0.00	$0.00	$0.00	$0.00
757294	$389.96	$0.00	$389.96	($116.99)	($116.99)
757293	$336.77	$0.00	$336.77	($101.03)	($101.03)
757292	$336.77	$0.00	$336.77	($101.03)	($101.03)
757291	$336.77	$0.00	$336.77	($101.03)	($101.03)
757290	$336.77	$0.00	$336.77	($101.03)	($101.03)
757289	$370.44	$0.00	$370.44	($111.13)	($111.13)
757288	$624.51	$0.00	$624.51	($187.35)	($187.35)
757287	$348.97	$0.00	$348.97	($104.69)	($104.69)
757286	$348.97	$0.00	$348.97	($104.69)	($104.69)
757285	$348.97	$0.00	$348.97	($104.69)	($104.69)
757284	$2,536.29	$0.00	$2,536.29	($760.89)	($760.89)
757283	$2,465.98	$0.00	$2,465.98	($739.79)	($739.79)
757282	$348.97	$0.00	$348.97	($104.69)	($104.69)
757281	$2,539.11	$0.00	$2,539.11	($761.73)	($761.73)
757280	$374.71	$0.00	$374.71	($112.41)	($112.41)
757279	$0.00	$0.00	$0.00	$0.00	$0.00
757278	$378.37	$0.00	$378.37	($113.51)	($113.51)
757277	$414.37	$0.00	$414.37	($124.31)	($124.31)
757276	$387.52	$0.00	$387.52	($116.26)	($116.26)
757275	$375.32	$0.00	$375.32	($112.60)	($112.60)
757274	$339.21	$0.00	$339.21	($101.76)	($101.76)
757273	$339.21	$0.00	$339.21	($101.76)	($101.76)
757272	$2,581.18	$0.00	$2,581.18	($774.35)	($774.35)
757271	$320.71	$0.00	$320.71	($96.21)	($96.21)
757270	$369.22	$0.00	$369.22	($110.77)	($110.77)
757269	$488.80	$0.00	$488.80	($146.64)	($146.64)
757268	$358.74	$0.00	$358.74	($107.62)	($107.62)
757267	$353.86	$0.00	$353.86	($106.16)	($106.16)
757266	$585.69	$0.00	$585.69	($175.71)	($175.71)
757265	$346.53	$0.00	$346.53	($103.96)	($103.96)
757264	$1,285.73	$0.00	$1,285.73	($385.72)	($385.72)
757263	$389.35	$0.00	$389.35	($116.81)	($116.81)
757262	$336.77	$0.00	$336.77	($101.03)	($101.03)
757261	$561.29	$0.00	$561.29	($168.39)	($168.39)
757260	$336.77	$0.00	$336.77	($101.03)	($101.03)
757259	$336.77	$0.00	$336.77	($101.03)	($101.03)
757258	$617.40	$0.00	$617.40	($185.22)	($185.22)
757257	$617.40	$0.00	$617.40	($185.22)	($185.22)
757256	$336.77	$0.00	$336.77	($101.03)	($101.03)
757255	$336.77	$0.00	$336.77	($101.03)	($101.03)
757254	$336.77	$0.00	$336.77	($101.03)	($101.03)
757253	$1,592.16	$0.00	$1,592.16	($477.65)	($477.65)
757252	$377.76	$0.00	$377.76	($113.33)	($113.33)
757251	$370.44	$0.00	$370.44	($111.13)	($111.13)
757250	$1,562.62	$0.00	$1,562.62	($468.79)	($468.79)
757249	$336.77	$0.00	$336.77	($101.03)	($101.03)
757248	$336.77	$0.00	$336.77	($101.03)	($101.03)
757247	$336.77	$0.00	$336.77	($101.03)	($101.03)
757246	$629.60	$0.00	$629.60	($188.88)	($188.88)
757244	$619.43	$0.00	$619.43	($185.83)	($185.83)
757243	$382.64	$0.00	$382.64	($114.79)	($114.79)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757242	$385.08	$0.00	$385.08	($115.52)	($115.52)
757241	$0.00	$0.00	$0.00	$0.00	$0.00
757240	$0.00	$0.00	$0.00	$0.00	$0.00
757239	$626.55	$0.00	$626.55	($187.97)	($187.97)
757238	$336.77	$0.00	$336.77	($101.03)	($101.03)
757237	$336.77	$0.00	$336.77	($101.03)	($101.03)
757236	$336.77	$0.00	$336.77	($101.03)	($101.03)
757235	$346.53	$0.00	$346.53	($103.96)	($103.96)
757234	$1,168.06	$0.00	$1,168.06	($350.42)	($350.42)
757233	$2,814.86	$0.00	$2,814.86	($844.46)	($844.46)
757232	$336.77	$0.00	$336.77	($101.03)	($101.03)
757231	$341.65	$0.00	$341.65	($102.50)	($102.50)
757230	$360.68	$0.00	$360.68	($108.20)	($108.20)
757229	$360.68	$0.00	$360.68	($108.20)	($108.20)
757228	$601.13	$0.00	$601.13	($180.34)	($180.34)
757227	$601.13	$0.00	$601.13	($180.34)	($180.34)
757226	$356.30	$0.00	$356.30	($106.89)	($106.89)
757225	$0.00	$0.00	$0.00	$0.00	$0.00
757224	$0.00	$0.00	$0.00	$0.00	$0.00
757223	$444.26	$0.00	$444.26	($133.28)	($133.28)
757222	$370.44	$0.00	$370.44	($111.13)	($111.13)
757221	$561.29	$0.00	$561.29	($168.39)	($168.39)
757220	$336.77	$0.00	$336.77	($101.03)	($101.03)
757219	$561.29	$0.00	$561.29	($168.39)	($168.39)
757218	$370.44	$0.00	$370.44	($111.13)	($111.13)
757217	$327.51	$0.00	$327.51	($98.25)	($98.25)
757216	$953.58	$0.00	$953.58	($286.07)	($286.07)
757215	$2,559.29	$0.00	$2,559.29	($767.79)	($767.79)
757214	$2,578.57	$0.00	$2,578.57	($773.57)	($773.57)
757213	$992.43	$0.00	$992.43	($297.73)	($297.73)
757212	$2,802.60	$0.00	$2,802.60	($840.78)	($840.78)
757211	$2,840.42	$0.00	$2,840.42	($852.13)	($852.13)
757210	$2,898.77	$0.00	$2,898.77	($869.63)	($869.63)
757209	$1,057.30	$0.00	$1,057.30	($317.19)	($317.19)
757208	$0.00	$0.00	$0.00	$0.00	$0.00
757207	$624.51	$0.00	$624.51	($187.35)	($187.35)
757206	$2,508.38	$0.00	$2,508.38	($752.51)	($752.51)
757205	$2,465.98	$0.00	$2,465.98	($739.79)	($739.79)
757204	$1,933.07	$0.00	$1,933.07	($579.92)	($579.92)
757203	$348.97	$0.00	$348.97	($104.69)	($104.69)
757202	$348.97	$0.00	$348.97	($104.69)	($104.69)
757201	$348.97	$0.00	$348.97	($104.69)	($104.69)
757200	$348.97	$0.00	$348.97	($104.69)	($104.69)
757199	$374.71	$0.00	$374.71	($112.41)	($112.41)
757198	$2,522.42	$0.00	$2,522.42	($756.73)	($756.73)
757197	$336.77	$0.00	$336.77	($101.03)	($101.03)
757196	$561.29	$0.00	$561.29	($168.39)	($168.39)
757195	$1,618.16	$0.00	$1,618.16	($485.45)	($485.45)
757194	$2,556.05	$0.00	$2,556.05	($766.82)	($766.82)
757193	$2,218.48	$0.00	$2,218.48	($665.54)	($665.54)
757192	$2,009.12	$0.00	$2,009.12	($602.74)	($602.74)
757191	$336.77	$0.00	$336.77	($101.03)	($101.03)
757190	$370.44	$0.00	$370.44	($111.13)	($111.13)
757189	$617.40	$0.00	$617.40	($185.22)	($185.22)
757188	$336.77	$0.00	$336.77	($101.03)	($101.03)
757187	$336.77	$0.00	$336.77	($101.03)	($101.03)
757186	$2,813.42	$0.00	$2,813.42	($844.03)	($844.03)
757185	$2,051.68	$0.00	$2,051.68	($615.50)	($615.50)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757184	$2,260.01	$0.00	$2,260.01	($678.00)	($678.00)
757183	$336.77	$0.00	$336.77	($101.03)	($101.03)
757182	$336.77	$0.00	$336.77	($101.03)	($101.03)
757181	$617.40	$0.00	$617.40	($185.22)	($185.22)
757180	$397.28	$0.00	$397.28	($119.18)	($119.18)
757179	$420.47	$0.00	$420.47	($126.14)	($126.14)
757178	$361.29	$0.00	$361.29	($108.39)	($108.39)
757177	$593.83	$0.00	$593.83	($178.15)	($178.15)
757176	$356.30	$0.00	$356.30	($106.89)	($106.89)
757175	$2,084.22	$0.00	$2,084.22	($625.27)	($625.27)
757174	$356.30	$0.00	$356.30	($106.89)	($106.89)
757173	$2,694.61	$0.00	$2,694.61	($808.38)	($808.38)
757172	$382.03	$0.00	$382.03	($114.61)	($114.61)
757171	$0.00	$0.00	$0.00	$0.00	$0.00
757170	$762.35	$0.00	$762.35	($228.71)	($228.71)
757169	$2,524.64	$0.00	$2,524.64	($757.39)	($757.39)
757168	$839.08	$0.00	$839.08	($251.72)	($251.72)
757167	$1,037.86	$0.00	$1,037.86	($311.36)	($311.36)
757166	$369.22	$0.00	$369.22	($110.77)	($110.77)
757165	$368.00	$0.00	$368.00	($110.40)	($110.40)
757164	$606.21	$0.00	$606.21	($181.86)	($181.86)
757163	$565.35	$0.00	$565.35	($169.61)	($169.61)
757162	$336.77	$0.00	$336.77	($101.03)	($101.03)
757161	$336.77	$0.00	$336.77	($101.03)	($101.03)
757160	$395.13	$0.00	$395.13	($118.54)	($118.54)
757159	$384.47	$0.00	$384.47	($115.34)	($115.34)
757158	$358.74	$0.00	$358.74	($107.62)	($107.62)
757157	$2,383.14	$0.00	$2,383.14	($714.94)	($714.94)
757156	$2,010.53	$0.00	$2,010.53	($603.16)	($603.16)
757155	$1,261.60	$0.00	$1,261.60	($378.48)	($378.48)
757154	$353.86	$0.00	$353.86	($106.16)	($106.16)
757153	$351.42	$0.00	$351.42	($105.43)	($105.43)
757152	$292.85	$0.00	$292.85	($87.86)	($87.86)
757151	$348.97	$0.00	$348.97	($104.69)	($104.69)
757150	$286.74	$0.00	$286.74	($86.02)	($86.02)
757149	$400.94	$0.00	$400.94	($120.28)	($120.28)
757148	$387.52	$0.00	$387.52	($116.26)	($116.26)
757147	$618.42	$0.00	$618.42	($185.53)	($185.53)
757146	$371.05	$0.00	$371.05	($111.32)	($111.32)
757145	$1,279.26	$0.00	$1,279.26	($383.78)	($383.78)
757144	$2,538.10	$0.00	$2,538.10	($761.43)	($761.43)
757143	$618.42	$0.00	$618.42	($185.53)	($185.53)
757142	$371.05	$0.00	$371.05	($111.32)	($111.32)
757141	$371.05	$0.00	$371.05	($111.32)	($111.32)
757140	$1,215.23	$0.00	$1,215.23	($364.57)	($364.57)
757139	$726.79	$0.00	$726.79	($218.04)	($218.04)
757138	$2,823.08	$0.00	$2,823.08	($846.92)	($846.92)
757137	$2,253.52	$0.00	$2,253.52	($676.06)	($676.06)
757136	$2,067.22	$0.00	$2,067.22	($620.17)	($620.17)
757135	$297.48	$0.00	$297.48	($89.24)	($89.24)
757134	$561.29	$0.00	$561.29	($168.39)	($168.39)
757133	$312.57	$0.00	$312.57	($93.77)	($93.77)
757132	$319.68	$0.00	$319.68	($95.90)	($95.90)
757131	$319.68	$0.00	$319.68	($95.90)	($95.90)
757130	$319.68	$0.00	$319.68	($95.90)	($95.90)
757129	$361.90	$0.00	$361.90	($108.57)	($108.57)
757128	$356.30	$0.00	$356.30	($106.89)	($106.89)
757127	$2,230.17	$0.00	$2,230.17	($669.05)	($669.05)

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757126	$1,945.64	$0.00	$1,945.64	($583.69)	($583.69)
757125	$364.95	$0.00	$364.95	($109.49)	($109.49)
757124	$629.60	$0.00	$629.60	($188.88)	($188.88)
757122	$0.00	$0.00	$0.00	$0.00	$0.00
757121	$3,021.69	$0.00	$3,021.69	($906.51)	($906.51)
757120	$371.05	$0.00	$371.05	($111.32)	($111.32)
757119	$371.05	$0.00	$371.05	($111.32)	($111.32)
757118	$371.05	$0.00	$371.05	($111.32)	($111.32)
757117	$371.05	$0.00	$371.05	($111.32)	($111.32)
757116	$371.05	$0.00	$371.05	($111.32)	($111.32)
757115	$618.42	$0.00	$618.42	($185.53)	($185.53)
757114	$618.42	$0.00	$618.42	($185.53)	($185.53)
757113	$618.42	$0.00	$618.42	($185.53)	($185.53)
757112	$2,691.63	$0.00	$2,691.63	($807.49)	($807.49)
757111	$1,038.04	$0.00	$1,038.04	($124.56)	($124.56)
975256	$0.00	$0.00	$0.00	$0.00	$0.00
757110	$618.42	$0.00	$618.42	($185.53)	($185.53)
757109	$618.42	$0.00	$618.42	($185.53)	($185.53)
757108	$387.52	$0.00	$387.52	($116.26)	($116.26)
757107	$370.44	$0.00	$370.44	($111.13)	($111.13)
757106	$336.77	$0.00	$336.77	($101.03)	($101.03)
757105	$2,515.96	$0.00	$2,515.96	($754.79)	($754.79)
757104	$2,331.60	$0.00	$2,331.60	($699.48)	($699.48)
757103	$756.40	$0.00	$756.40	($226.92)	($226.92)
757102	$1,119.16	$0.00	$1,119.16	($335.75)	($335.75)
757101	$2,051.68	$0.00	$2,051.68	($615.50)	($615.50)
757100	$2,261.19	$0.00	$2,261.19	($678.36)	($678.36)
757099	$336.77	$0.00	$336.77	($101.03)	($101.03)
757098	$561.29	$0.00	$561.29	($168.39)	($168.39)
757097	$336.77	$0.00	$336.77	($101.03)	($101.03)
757096	$336.77	$0.00	$336.77	($101.03)	($101.03)
757095	$336.77	$0.00	$336.77	($101.03)	($101.03)
757094	$336.77	$0.00	$336.77	($101.03)	($101.03)
757093	$336.77	$0.00	$336.77	($101.03)	($101.03)
757092	$369.83	$0.00	$369.83	($110.95)	($110.95)
757091	$2,279.02	$0.00	$2,279.02	($683.71)	($683.71)
757090	$0.00	$0.00	$0.00	$0.00	$0.00
757089	$374.29	$0.00	$374.29	($112.29)	($112.29)
757088	$310.74	$0.00	$310.74	($93.22)	($93.22)
757087	$1,983.36	$0.00	$1,983.36	($595.01)	($595.01)
757086	$1,860.13	$0.00	$1,860.13	($558.04)	($558.04)
757085	$336.77	$0.00	$336.77	($101.03)	($101.03)
757084	$336.77	$0.00	$336.77	($101.03)	($101.03)
757083	$2,662.29	$0.00	$2,662.29	($798.69)	($798.69)
757082	$336.77	$0.00	$336.77	($101.03)	($101.03)
757081	$336.77	$0.00	$336.77	($101.03)	($101.03)
757080	$284.72	$0.00	$284.72	($85.42)	($85.42)
757079	$316.33	$0.00	$316.33	($94.90)	($94.90)
757078	$302.09	$0.00	$302.09	($90.63)	($90.63)
757077	$341.65	$0.00	$341.65	($102.50)	($102.50)
757076	$341.65	$0.00	$341.65	($102.50)	($102.50)
757075	$341.65	$0.00	$341.65	($102.50)	($102.50)
757074	$336.77	$0.00	$336.77	($101.03)	($101.03)
757073	$336.77	$0.00	$336.77	($101.03)	($101.03)
757072	$339.21	$0.00	$339.21	($101.76)	($101.76)
757071	$336.77	$0.00	$336.77	($101.03)	($101.03)
757070	$658.07	$0.00	$658.07	($197.42)	($197.42)
Total	**$269,891.06**	**$0.00**	**$269,891.06**	**($80,384.09)**	**($79,560.80)**

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23

Appendix E-1

2022-23 Phase #2 Major Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2022-23 Annual Installment
698873	189.75	$1,335,000	$15,000.00	$89,389.30	$23,000.00	($4,754.64)	$122,634.66
Total	**189.75**	**$1,335,000**	**$15,000.00**	**$89,389.30**	**$23,000.00**	**($4,754.64)**	**$122,634.66**

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2022-23

Appendix E-2
TIRZ Credit Calculation - Phase #2
2022-23

Property ID (PIDN)	Town Taxes Collected (2021)[1]	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
698873	$15,848.80	$0.00	$15,848.80	($4,754.64)	($4,754.64)
Total	**#N/A**	**$0.00**	**$15,848.80**	**($4,754.64)**	**($4,754.64)**

APPENDIX F
PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23

Appendix F

2022-23 Phase #2 Direct Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	2022-23 Annual Installment
698873	189.75	$9,160,000	$5,000.00	$698,908.00	$33,000.00	$736,908.00
Total	**189.75**	**$9,160,000**	**$5,000.00**	**$698,908.00**	**$33,000.00**	**$736,908.00**

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Rudman Tract Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	7. A.
Department:	Economic Development Corporation
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Hold a Public Hearing, Present, Discuss, and Consider Action to Approve **Resolution No. 0816202201 Authorizing and Creating the Valencia Public Improvement District No. 2.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Resolution No. 0816202201:

DESCRIPTION:

The Little Elm Town Council will conduct a public hearing to consider testimony regarding the creation of the Valencia Public Improvement District No. 2 and act upon a resolution creating the Valencia Public Improvement District No. 2.

BUDGET IMPACT:

The is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends that Resolution No 0816202201 be approved as presented.

Attachments

Resolution 0816202201-Creation of Valencia PID No. 2

TOWN OF LITTLE ELM, TEXAS

RESOLUTION NO. 0816202201

A RESOLUTION OF THE TOWN OF LITTLE ELM, TEXAS AUTHORIZING AND CREATING THE VALENCIA PUBLIC IMPROVEMENT DISTRICT NO. 2 IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm, Texas (the "Town"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its Town limits or its extraterritorial jurisdiction ("ETJ"); and

WHEREAS, on July 5, 2022, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), submitted and filed with the Town Secretary (the "Town Secretary") a petition ("Petition") requesting the establishment of a public improvement district for property within the corporate limits of the Town; and

WHEREAS, the Petition requested the creation of the Valencia Public Improvement District No. 2 (the "District"), which District is located within the corporate limits of the Town and is more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the "Property") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the Town Council of the Town (the "Town Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Dallas Morning News*, an official newspaper of general circulation in the Town and mailing notice of the hearing, all as required by and in conformity with the Act, the Town Council, conducted a public hearing on the advisability of the improvements and services on August 16, 2022; and

WHEREAS, the Town Council closed the public hearing on the advisability of the improvements and services on August 16, 2022.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS AS FOLLOWS:

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. The Petition submitted to the Town by the Petitioner was filed with the Town Secretary and complies with Section 372.005 of the Act.

SECTION 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the Town Council, after considering the Petition and the evidence and testimony presented at the public hearing on August 16, 2022, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the Town and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district as approved by the Town; and (vii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) – (vi) above; and cost of establishing, administering, and operating the District (collectively, the “Authorized Improvements”).

(c) **Estimated Costs of the Authorized Improvements**. The estimated total costs of the Authorized Improvements are $20,000,000, which costs shall be paid by assessment of the property owners within the proposed District.

(d) **Boundaries of the District.** The District includes approximately 189.257 acres of property generally located west of FM 423 adjacent to Rockhill Parkway, and within the corporate limits of the Town, as more particularly described in the metes and bounds described in **Exhibit A** attached hereto and as more particularly depicted in **Exhibit B** attached hereto.

(e) **Proposed Method of Assessment**. The Town shall levy assessments on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest) and certain assessments may be paid in annual installments (including interest). If allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

(f) **Apportionment of Costs**. The Town will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied on the Property. No Town property in the District shall be assessed. The developer of the property (the "Developer") may fund certain costs of the Authorized Improvements from other funds available to the Developer.

(g) **Management of the District.** The District shall be managed by the Town, with the assistance of a consultant, who shall, from time to time, advise the Town regarding certain operations of the District.

(h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

SECTION 4. The Valencia Public Improvement District No. 2 is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the Town Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District,

the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

SECTION 5. The Town Council hereby authorizes and directs the Town Secretary, on or before August 23, 2022, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

SECTION 6. Effective upon the date of the passage of this Resolution, the District shall be established.

SECTION 7. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

ADOPTED, PASSED, AND APPROVED on this the 16th day of August, 2022.

TOWN OF LITTLE ELM, TEXAS

_____
Curtis J. Cornelious, Mayor

ATTEST:

_____
Caitlin Biggs, Town Secretary

(TOWN SEAL)

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on _____, 2022, by Curtis J. Cornelious, Mayor of the Town of Little Elm, Texas on behalf of said Town.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

189.257 ACRES

BEING that certain tract of land situated in the Santiago Guarrara Survey, Abstract No. 456, the Alexander Cooper Survey, Abstract No. 250, the Pierce Fulghum Survey, Abstract No. 427, and the Teodoro Rodriguez Survey, Abstract No. 1068, in the Town of Little Elm, Denton County, Texas, and being all of that certain called 13.874 acre tract of land described as Tract I (Part of Phase 2B2), all of that certain called 139.705 acre tract of land described as Tract II (Phases 4A and 4B), and all of that certain called 6.097 acre tract of land described as Tract III (Phase 4C) in Deed to Valencia on the Lake 2B2 and 4, LLC recorded in Document Number 2021-157901, of the Real Property Records of Denton County, Texas (RPRDCT), all of that certain called 15.145 acre tract of land described in Deed to Valencia on the Lake 2B2 and 4, LLC recorded in Document Number 2021-157902, RPRDCT, all of that certain called 12.332 acre tract of land described in Deed to The Board of Trustees of the Little Elm Independent School District recorded in Document No. 2018-121058, RPRDCT, and part of that certain tract of land described in deed to the Town of Little Elm (Rockhill Parkway - called 90 foot right-of-way) recorded in Document No. 2014-31379, RPRDCT, and including an 0.026 acre portion of the called 50-foot right-of-way of Barx Drive, dedicated according to Valencia on the Lake Phase 3C, an addition to The Town of Little Elm according to Final Plat recorded in Document Number 2017-419 RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped “BCG 10194538” found at the most westerly corner of Valencia on the Lake Phase 2B-1, an Addition to the Town of Little Elm Texas according to Final Plat recorded in Document No. 2021-324, of the Plat Records of Denton County, Texas (PRDCT), said iron rod also being located on the southerly line of the “Take Line” of Lake Lewisville;

THENCE leaving said “Take Line", and with the southwesterly line of said Valencia on the Lake Phase 2B-1, the following courses to 5/8-inch iron rods with cap stamped “BCG 10194538” found for corner:

South 51º26'27” East, a distance of 257.14 feet to the beginning of a non-tangent curve to the right;

Northeasterly, with said curve which has a central angle of 43°47'33", a radius of 60.00 feet, a chord which bears North 55°24'53" East, a chord distance of 44.75 feet, and an arc distance of 45.86 feet to the end of said curve;

North 43º45'14” East, a distance of 7.48 feet;

North 46º14'46” West, a distance of 120.00 feet;

North 43º45'14” East, a distance of 600.00 feet;

South 46º14'46” East, a distance of 120.00 feet;

South 43º45'14” West, a distance of 30.00 feet;

South 46º14'46” East, a distance of 50.00 feet;

North 43º45'14” East, a distance of 74.94 feet;

South 45º03'06” East, a distance of 390.52 feet to the beginning of a non-tangent curve to the right;

Southwesterly, with said curve which has a central angle of 00°45'33", a radius of 2264.00 feet, a chord which bears South 45°19'41" West, a chord distance of 30.00 feet, and an arc distance of 30.00 feet to the end of said curve;

South 44º17'32” East, a distance of 50.00 feet to being the beginning of a non-tangent curve to the left;

And northeasterly, with said curve which has a central angle of 04°35'30", a radius of 2314.00 feet, a chord which bears North 43°24'43" East, a chord distance of 185.39 feet, and an arc distance of 185.44 feet to the end of said curve;

THENCE South 49º30'11” East, passing at a distance of 111.01 feet a 5/8-inch iron rod with cap stamped “BCG 10194538” found at a southwest corner of said Valencia on the Lake Phase 2B-1, and continuing with a southwest line of said Rockhill Parkway, in all, a total distance of 131.01 feet to a point for corner located at the beginning of a non-tangent curve to the right;

THENCE with the northerly right-of-way line of said Rockhill Parkway, the following courses to 5/8-inch iron rods with cap stamped “BCG 10194538” found for corner:

Southwesterly, with said curve which has a central angle of 15°31'47", a radius of 2445.00 feet, a chord which bears South 48°50'51" West, a chord distance of 660.67 feet, and an arc distance of 662.70 feet to the end of said curve;

North 33°30'17" West, a distance of 20.00 feet;

South 57°12'14" West, a distance of 50.00 feet;

South 33°30'17" East, a distance of 20.00 feet, said iron rod being the beginning of a non-tangent curve to the right;

Southwesterly, with said curve which has a central angle of 09°37'40", a radius of 2445.00 feet, a chord which bears South 62°35'53" West, a chord distance of 410.37 feet, and an arc distance of 410.85 feet to the end of said curve;

South 67°24'44" West, a distance of 231.77 feet;

North 22°35'16" West, a distance of 20.00 feet;

South 67°24'44" West, a distance of 50.00 feet;

South 22°35'16" East, a distance of 20.00 feet;

South 67°24'44" West, a distance of 714.21 feet;

North 22°35'16" West, a distance of 20.00 feet;

And South 67°24'44" West, a distance of 50.00 feet;

THENCE South 22°35'16" East, passing at a distance of 20.00 feet a 5/8-inch iron rod with cap stamped "BCG 10194538" found on said northerly right-of-way line of Rockhill Parkway, continuing over and across said Rockhill Parkway, passing at a distance of 110.00 feet an "X" cut in concrete found at the northeast corner of said called 139.705 acre tract of land described as Tract II (Phases 4A and 4B), passing at a distance of 140.00 feet a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the most westerly northwest corner of Valencia on the Lake Phase 1, an Addition to the Town of Little Elm Texas according to Final Plat recorded in Document No. 2015-245, PRDCT, continuing with the southwesterly line of said Valencia on the Lake Phase 1, in all, a total distance of 645.00 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

THENCE with said southwesterly line of Valencia on the Lake Phase 1, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:

North 67°24'44" East, a distance of 200.32 feet;

South 22°35'16" East, a distance of 312.29 feet;

South 17°05'19" West, a distance of 283.91 feet;

South 85°49'57" East, a distance of 23.24 feet;

South 60°11'21" East, a distance of 50.30 feet;

South 14°40'15" East, a distance of 50.96 feet;

South 00°02'26" West, a distance of 39.41 feet;

South 83°27'48" East, a distance of 31.28 feet;

South 04°48'46" East, a distance of 195.51 feet;

THENCE South 18°25'34" East, passing at a distance of 51.10 feet the southwest corner of said Valencia on the Lake Phase 1, and continuing with the westerly line of Valencia on the Lake Phase 2A, an Addition to the Town of Little Elm, Texas according to Final Plat recorded in

Document Number 2018-62, PRDCT, in all, a total distance of 267.83 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner at the southwest corner of said Valencia on the Lake Phase 2A, and being located on the northerly “Take Line” of said Lake Lewisville;

THENCE with said northerly “Take Line” of Lake Lewisville, the following courses:

South 62°23'06" West, a distance of 242.31 feet to a U.S.A.C.O.E. Fence Post Marked JP-5E found for corner;

North 30°02'10" West, a distance of 182.02 feet to a U.S.A.C.O.E. Fence Post Marked JP-5F found for corner;

North 77°58'31" West, a distance of 203.63 feet to a U.S.A.C.O.E. Fence Post Marked JP-5G found for corner;

South 67°53'16" West, a distance of 253.98 feet to a U.S.A.C.O.E. Monument Marked J-809-2-3 found for corner;

South 85°20'52" West, a distance of 1000.03 feet to a U.S.A.C.O.E. Monument Marked J-809-2-2 found for corner;

South 60°04'23" West, a distance of 742.15 feet to a U.S.A.C.O.E. Monument Marked J-809-2-1 found for corner;

And North 88°13'22" West, a distance of 373.76 feet to a U.S.A.C.O.E. Monument (disturbed) found for the northeast corner of that certain tract of land described in deed to Clifford E. Burgent and Norma J. Burgent recorded in Volume 603, Page 591, RPRDCT;

THENCE North 89°11'54" West, with a northerly line of said Burgent tract, a distance of 526.42 feet to a 1/2-inch iron rod found for corner;

THENCE South 25°56'18" West, with a westerly line of said Burgent tract, a distance of 1242.12 feet to a 1-inch iron rod found at an “ell”corner of said Burgent tract;

THENCE North 53°26'05” West, with a northerly line of said Burgent tract, a distance of 613.52 feet to a 1-inch iron rod found at the most northerly corner of said Burgent tract;

THENCE South 00°18'45” West, with the west line of said Burgent tract, a distance of 1203.50 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found on said northerly “Take Line” of Lake Lewisville;

THENCE with the northerly “Take Line” of Lake Lewisville, the following courses:

South 88°44'53" West, a distance of 850.88 feet to a U.S.A.C.O.E. Monument Marked H-723-A found for corner;

South 01°32'31" West, a distance of 224.05 feet to a 1/2-inch iron rod found for corner;

South 41°00'56" West, a distance of 1035.32 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

South 31°43'14" East, a distance of 42.77 feet to a U.S.A.C.O.E. Monument Marked H-725-6 found for corner;

South 67°02'07" West, a distance of 399.58 feet to a U.S.A.C.O.E. Monument Marked H-725-5 found for corner;

North 03°41'18" East, a distance of 799.83 feet to a U.S.A.C.O.E. Monument Marked H-725-4 found for corner;

And North 54°23'26" West, a distance of 281.39 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the south corner of Valencia on the lake Amenity Center, an addition to the Town of Little Elm according to Final Plat recorded in Document No. 2022-110, PRDCT;

THENCE North 00°00'03" East, leaving said "Take Line" of Lake Lewisville, and with the east line of said Valencia on the lake Amenity Center, a distance of 361.61 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner on the southerly right-of-way line of said Rockhill Parkway;

THENCE North 89º59'57" West, with said southerly right-of-way line of Rockhill Parkway, a distance of 1.93 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the beginning of a tangent curve to the right;

THENCE northeasterly, with the westerly right-of-way line of Rockhill Parkway, and with said curve which has a central angle of 223º52'46", a radius of 90.00 feet, a chord which bears North 21º56'26" East, a chord distance of 166.96 feet, and an arc distance of 351.67 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the most easterly corner of said Valencia on the Lake Amenity Center;

THENCE North 46º07'09" West, with the northeast line of said Valencia on the Lake Amenity Center, a distance of 278.39 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner on the southeasterly line of said "Take Line" of Lake Lewisville;

THENCE North 43°52'51" East, with said southeasterly "Take Line" of Lake Lewisville, a distance of 647.02 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the most westerly corner of Valencia on the Lake Phase 3C, an Addition to The Town of Little Elm according to Final Plat recorded in Document Number 2017-419 RPRDCT;

THENCE with the southwesterly line of said Valencia on the Lake Phase 3C, the following courses:

South 46°07'09" East, a distance of 74.59 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner at the beginning of a non-tangent curve to the left;

And southeasterly, with said curve which has a central angle of 68°20'56", a radius of 65.00 feet, a chord which bears South 15°58'22" East, a distance of 73.02 feet, and an arc distance of 77.54 feet to the end of said curve, a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner;

THENCE South 10°25'55" East, continuing with the southwesterly line of said Valencia on the Lake Phase 3C, and over and across said right-of-way of Barx Drive, dedicated according to Valencia on the Lake Phase 3C, a distance of 423.55 feet to an "X" cut in concrete found for corner at the beginning of a non-tangent curve to the right;

THENCE with said southwesterly line of Valencia on the Lake Phase 3C, the following courses:

Southwesterly, with said curve which has a central angle of 01°35'54", a radius of 717.00 feet, a chord which bears South 82°21'55" West, a distance of 20.00 feet, and an arc distance of 20.00 feet to the end of said curve, a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner;

South 06°50'08" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner at the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of 01°39'45", a radius of 767.00 feet, a chord which bears North 82°19'59" East, a distance of 22.26 feet, and an arc distance of 22.26 feet to the end of said curve, an "X" cut in concrete found for corner at the beginning of a non-tangent curve to the right;

And southeasterly, with said curve which has a central angle of 05°21'24", a radius of 225.00 feet, a chord which bears South 02°40'39" East, a distance of 21.03 feet, and an arc distance of 21.04 feet to the end of said curve, a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found or corner;

THENCE South 00°00'03" West, passing at a distance of 108.08 feet a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found at the southeast corner of said Tract III (Phase 4C), located on the northerly right-of-way line of Rockhill Parkway, continuing over and across said Rockhill Parkway, in all, a total distance of 219.51 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner on said southerly right-of-way line of Rockhill Parkway;

THENCE with said southerly right-of-way line of Rockhill Parkway, the following courses:

South 89°59'57" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner;

North 00°00'03" East, a distance of 27.91 feet to an “X” cut in concrete found for corner at the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of 60°07'30", a radius of 985.00 feet, a chord which bears North 50°20'02” East, a distance of 986.86 feet, and an arc distance of 1033.64 feet to the end of said curve, a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner;

North 20°16'17" East, a distance of 616.39 feet to a 5/8-inch iron rod with cap stamped “PETITT-RPLS 4087” found for corner at the beginning of a tangent curve to the right;

Northeasterly, with said curve which has a central angle of 42º44’37", a radius of 1665.00 feet, a chord which bears North 41°38’36” East, a chord distance of 1213.51 feet, and an arc distance of 1242.12 feet to the end of said curve, a 5/8-inch iron rod with cap stamped “BCG 10194538” found for corner;

South 26°05'42" East, a distance of 20.00 feet;

North 63°52'30" East, a distance of 50.00 feet;

North 26°05'42" West, a distance of 20.00 feet, said iron rod being the beginning of a non-tangent curve to the right;

Northeasterly, with said curve which has a central angle of 18°47'50", a radius of 1665.00 feet, a chord which bears North 74°08'04" East, a distance of 543.80 feet, and an arc distance of 546.25 feet to the end of said curve;

North 83°31'59" East, a distance of 302.69 feet, said iron rod being the beginning of a tangent curve to the left;

Northeasterly, with said curve which has a central angle of 08°12'08", a radius of 995.00 feet, a chord which bears North 79°25'55" East, a distance of 142.32 feet, and an arc distance of 142.44 feet to the end of said curve;

South 16°06'32" East, a distance of 20.00 feet;

North 73°53'28" East, a distance of 50.00 feet;

North 16°06'32" West, a distance of 20.00 feet, said iron rod being the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of 08°16'25", a radius of 995.00 feet, a chord which bears North 68°18'52" East, a distance of 143.55 feet, and an arc distance of 143.68 feet to the end of said curve;

North 64°10'40" East, a distance of 689.07 feet, said iron rod being the beginning of a tangent curve to the left;

Northeasterly, with said curve which has a central angle of 06°36'01", a radius of 1845.00 feet, a chord which bears North 60°52'40" East, a distance of 212.42 feet, and an arc distance of 212.54 feet to the end of said curve;

North 57°34'39" East, a distance of 457.24 feet, said iron rod being the beginning of a tangent curve to the left;

Northeasterly, with said curve which has a central angle of 08°14’55", a radius of 1045.00 feet, a chord which bears North 53°27’12" East, a chord distance of 150.32 feet, and an arc distance of 150.44 feet to the end of said curve,

South 42°02'31" East, a distance of 20.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

North 48°16'01" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

North 42°02'31" West, a distance of 20.00 feet to an "X" cut in concrete found for corner;

North 47°53'19" East, a distance of 478.67 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner at the beginning of a tangent curve to the right;

And northeasterly, with said curve which has a central angle of 12°29’10", a radius of 1355.00 feet, a chord which bears North 54°07’54" East, a chord distance of 294.70 feet, and an arc distance of 295.29 feet to the end of said curve;

THENCE North 29º37’33” West, over and across said right-of-way of Rockhill Parkway, passing at a distance of 90.00 feet the southwest corner of said called 13.874 acre tract of land described as Tract I (Part of Phase 2B2), continuing with the southwest line of said Tract I, in all, a total distance of 349.79 feet to a 5/8-inch iron rod with cap stamped “BCG 10194538” found for corner on said southerly “Take Line” of Lake Lewisville, from which a U.S.A.C.O.E. monument marked J-809-1/3 found bears South 31°22'51" West, a distance of 313.07 feet;

THENCE with said southerly “Take Line”, the following courses:

North 31°22'51" East, a distance of 387.22 feet to a U.S.A.C.O.E. monument marked J-809-2 found for corner;

North 63°24'03" East, a distance of 273.15 feet to a U.S.A.C.O.E. monument marked J-840-1 found for corner;

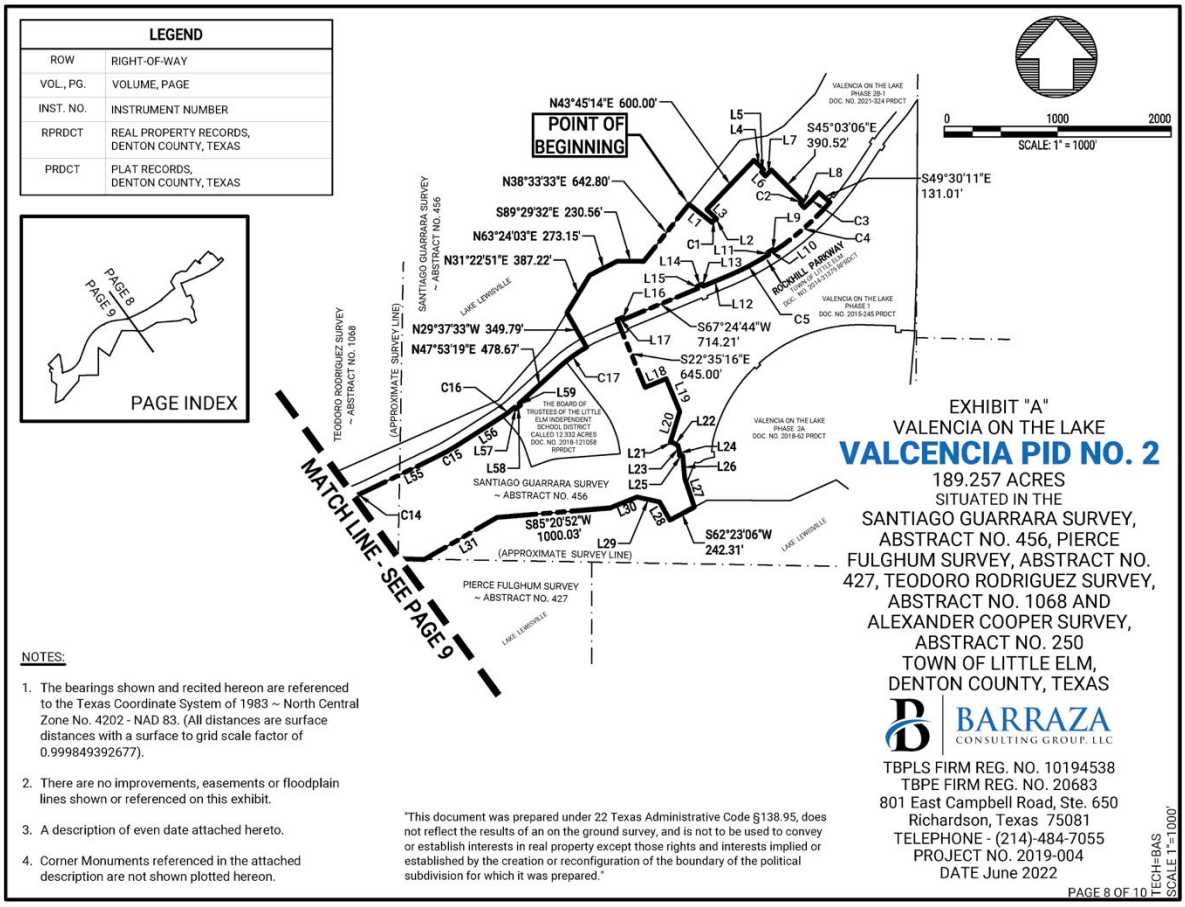
South 89°29'32" East, a distance of 230.56 feet to a 5/8-inch iron rod with cap stamped “BCG 10194538” found for corner;

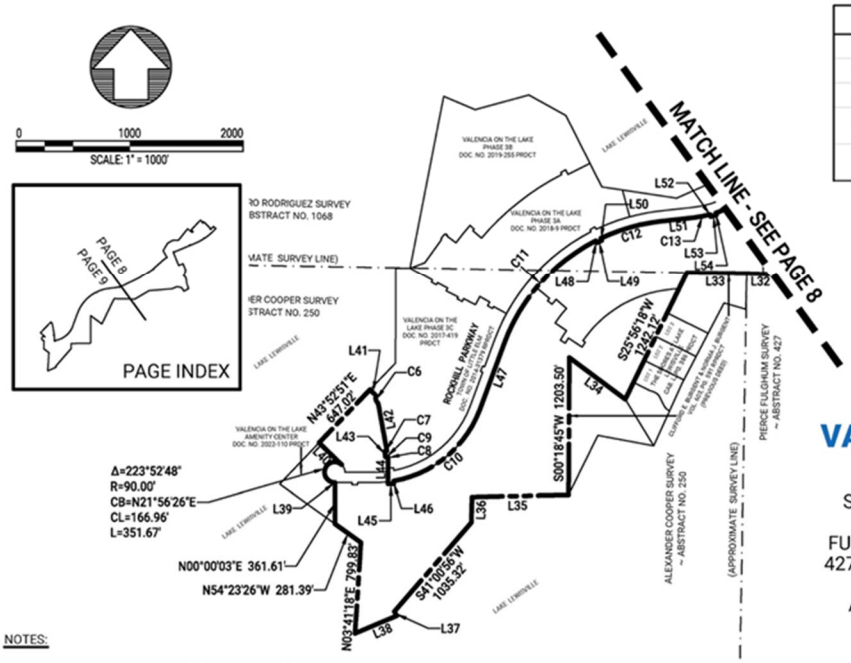
And North 38°33'33" East, a distance of 642.80 feet to the POINT OF BEGINNING and containing an area of 189.257 acres of land.

"This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT B

PROPERTY DEPICTION





LEGEND	
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES:

1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999849392677).
2. There are no improvements, easements or floodplain lines shown or referenced on this exhibit.
3. A description of even date attached hereto.
4. Corner Monuments referenced in the attached description are not shown plotted hereon.

"This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT "A"
VALENCIA ON THE LAKE

VALCENCIA PID NO. 2

189.257 ACRES
SITUATED IN THE
SANTIAGO GUARRARA SURVEY, ABSTRACT NO. 456, PIERCE FULGHUM SURVEY, ABSTRACT NO. 427, TEODORO RODRIGUEZ SURVEY, ABSTRACT NO. 1068 AND ALEXANDER COOPER SURVEY, ABSTRACT NO. 250
TOWN OF LITTLE ELM,
DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2019-004
DATE June 2022

TECH=BAS
SCALE 1"=1000'

S:\2019\2019004-00 Valencia\SURVEY\07-Exhibit\S1Legal\POD.dwg

Date:	08/16/2022
Agenda Item #:	7. B.
Department:	Economic Development Corporation
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Present, Discuss, and Consider Action on **Resolution No. 0816202202, a Resolution of the Town Council of Little Elm Supporting Denton County's Transportation Road Improvement Program-2022.**

DESCRIPTION:

Resolution No 0816202202 states that the Town of Little Elm is in support of Denton County's Transportation Road Improvement Program-2022 Proposition on the November 8, 2022, Election Ballot. Trip-22 identifies comprehensive country-wide transportation priorities that will further increase access and mobility within the County.

Denton County Commissioners, working with partners, have utilized the voter-approved proceeds of $187 million from the 2004 and $310 million from the 2008 road bond programs to fund and construct more than $8.4 BILLION in roadway projects throughout the county.

Denton County has effectively managed its road bond debt to maintain its AAA Bond Rating and Denton County's tax rate has dropped from $.024.98/$100 valuation in 2009 to $0.23.3/$100 valuation in 2021. Trip '22 identifies comprehensive county wide transportation priorities that will further increase access and mobility within the County; and 113 roadway projects in Trip '22 represents active partnerships between Denton County, State, Region and local entities.

BUDGET IMPACT:

There is no budget impact on this item.

RECOMMENDED ACTION:

Staff recommends approval of Resolution No 0816202202 as presented.

Attachments

Resolution No 0816202202-Trip-22

RESOLUTION NO. 0816202202
A RESOLUTION OF TOWN COUNCIL OF LITTLE ELM SUPPORTING DENTON COUNTY'S TRANSPORTATION ROAD IMPROVEMENT PROGRAM – 2022 (TRIP-22), PRPOPOSTION A ON THE NOVEMBER 8, 2022 ELECTION BALLOT

WHEREAS, Denton County is one of the 10 fastest growing counties in the Nation; and

WHEREAS, an estimated 82 people move to Denton County every day; and

WHEREAS, federal and state funding agencies look for partnerships for leveraging opportunities for new roads; and

WHEREAS, the state and federal gas tax rates have not been increased in 23 years; and

WHEREAS, fuel efficiency is reducing available transportation funding; and

WHEREAS, regional funding requires local government financial participation; and

WHEREAS, investing in roadway transportation is a Family Value that improves the quality of life of our residents, decreases congestion on city, county and state roads, provides through traffic on city roads, improves air quality, reduces standing traffic emissions, enhances economic development, keeps tax base strong and increases safety by providing better ambulance service accessibility, reduces dangerously high roadbeds and improves bus routes; and

WHEREAS, Denton County Commissioners, working with partners, have utilized the voter-approved proceeds of $187 million from the 2004 and $310 million from the 2008 road bond programs to fund and construct more than $8.4 BILLION in roadway projects throughout the county that improve the quality of life of every resident; and

WHEREAS, Denton County has effectively managed its road bond debt to maintain its AAA bond rating; and

WHEREAS, Denton County's tax rate has dropped from $0.24.98/$100 valuation in 2009 to $0.23.3/$100 valuation in 2021.

WHEREAS, TRIP-22 identifies comprehensive county-wide transportation priorities that will further increase access and mobility within the County; and

WHEREAS; the 113 roadway projects in TRIP-22 represents active partnerships between Denton County, State, Region and local entities; and

WHEREAS, TRIP-22 was developed in close cooperation with the Texas Department of Transportation and the North Central Texas Council of Governments; and

WHEREAS, TRIP-22 is estimated to generate billions in leveraged roadway improvements; and

NOW THEREFORE, BE IT RESOLVED THAT:

We, Town of Little Elm, Town Council hereby strongly endorse the 2022 Denton County Bond Election hereby known as the "Transportation Road Improvement Program, 2022 - TRIP-22" as approved by the Denton County Commissioners Court on August 16, 2022 and encourage the residents of Denton County to vote for its passage on November 8, 2022.

_____
Curtis J. Cornelious, Mayor

_____
Date Signed

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Curtis J. Cornelious, Mayor, Town of Little Elm a Texas limited liability company, on behalf of said Texas company.

_____
Notary Public, State of Texas

Date:	08/16/2022
Agenda Item #:	7. C.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Doug Peach, Deputy Town Manager

AGENDA ITEM:

Present, Discuss, and Consider Action on **Resolution No. 0816202206 Addressing Concerns with Addressing in Union Park.**

DESCRIPTION:

Residents who live in the Union Park neighborhood currently have Aubrey addresses. Because a person's mailing address creates a sense of identity and belonging in the community they reside, the Town feels it is important for Union Park residents to have an address that reflects the town they reside in. With this resolution, Town officials will work with USPS on changing the addresses of Union Park residents to reflect Little Elm.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0816202206

RESOLUTION NO.
0816202206

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, CALLING UPON THE UNITED STATES POSTAL SERVICE TO CHANGE ADDRESSED MUNICIPALTY IN AREAS OF THE TOWN.

WHEREAS, residents in one of Little Elm's largest neighborhoods, Union Park, have an Aubrey address, rather than Little Elm; and

WHEREAS, having an address that does not match the entity in which one resides causes confusion, alienation, and disruption of services; and

WHEREAS, a person's mailing address creates a sense of identity and belonging in the community they reside; and

WHEREAS, Town officials have previously worked to resolve this issue to no avail; and

WHEREAS, in August of 2022 the United States Postal Service resolved a similar issue with residents who reside in the Estates at Rockhill, a neighborhood located within the City of Frisco that previously had Little Elm addresses; and

WHEREAS, the residents of Union Park should have the same consideration of their needs as the residents of the Estates at Rockhill.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

The Town expects equal concern for the residents of Union Park and requests that all individuals involved work to ensure Union Park residents have a Little Elm address.

PASSED AND APPROVED this the 16th day of August, 2022.

APPROVED: **ATTEST:**

_____ _____

Curtis Cornelious, Mayor Caitlan Biggs, Town Secretary

Date:	08/16/2022
Agenda Item #:	7. D.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Hold a Public Hearing, Present, Discuss, and Consider Action on the **Proposed Budget for the Town of Little Elm for Fiscal Year 2022 - 2023.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action:

DESCRIPTION:

The purpose of this agenda item is to comply with Local Government Code and the Town Charter requirements for budget adoption. The Proposed Budget has been placed on file with the Town Secretary in addition to being placed on the Town's website for public inspection.

The proposed budget was discussed at Council Workshop on August 3rd and filed with the Town Secretary August 2nd. A Notice of Budget Hearing was published in the Denton Record Chronicle.

The Town Council cannot take any action regarding the budget at this public hearing. The sole purpose of the public hearing is to provide the public an opportunity to address the Council regarding the proposed budget for Fiscal Year 2022-2023.

For the FY 2022-2023 Proposed Budget, please follow this link:
https://www.littleelm.org/1496/28477/Proposed-2022-2023-Budget

BUDGET IMPACT:

Proposed FY 2022-2023 Town of Little Elm Budget

https://www.littleelm.org/1496/28477/Proposed-2022-2023-Budget

RECOMMENDED ACTION:

Town recommends that the Town Council conduct a public hearing to receive feedback from the community and provide Town staff with direction on any changes to the proposed budget.

Date:	08/16/2022
Agenda Item #:	7. E.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Present, Discuss, and Consider Action on **All Matters Incident and Related to the Issuance and Sale of "Town of Little Elm, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022", including the Adoption of Ordinance No. 1675 Authorizing the Issuance of such Certificates of Obligation.**

DESCRIPTION:

The Town has been working closely with our Financial Advisor, Mark McLiney, with SAMCO Capital Markets, Inc. and Bob Dransfield with Norton Rose Fulbright US LLP to issue Certificate of Obligation Bonds.

The "Notice of Intention to Issue Town of Little Elm, Texas, Certificates of Obligation" was published in the Dallas Morning News on June 24, 2022, and July 1, 2022. The Town authorized in the Notice of Intention an amount not to exceed $10,000,000.

The 2022 Certificates of Obligation should be issued in one or more series in an aggregate principal amount not to exceed $10,000,000 for the purpose of paying contractual obligations to be incurred for (i) construction and equipment of public safety facilities; (ii) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor, (iii) professional services rendered in connection with the construction and financing of the foregoing project.

The Town is provided a bond rating that helps investors know the financial, management, and economic conditions of the Town. S&P affirmed and assigned the AA+ rating.

BUDGET IMPACT:

This is programmed in the Town's FY 2022 amended budget.

RECOMMENDED ACTION:

Town staff and Bond Counsel recommend approval.

Attachments

Ordinance No. 1675 2022 COs

ORDINANCE NO. 1675

AN ORDINANCE authorizing the issuance of "TOWN OF LITTLE ELM, TEXAS, COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022"; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the Town and a limited pledge of the net revenues derived from the operation of the Town's Waterworks and Sewer System; providing the terms and conditions of such certificates and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates; including the approval and execution of a Paying Agent/Registrar Agreement and a Purchase Agreement; the approval and distribution of a Preliminary Official Statement and Official Statement; and providing an effective date.

WHEREAS, the Town Council of the Town of Little Elm, Texas, (the "Council") has determined that certificates of obligation should be issued in one or more series in an aggregate principal amount not to exceed $10,000,000 for the purpose of paying contractual obligations to be incurred for (i) construction and equipment of public safety facilities; (ii) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor and (iii) professional services rendered in connection with the construction and financing of the foregoing project; and

WHEREAS, a "Notice of Intention to Issue Town of Little Elm, Texas, Certificates of Obligation" was (a) duly published in *The Dallas Morning News*, a newspaper hereby found and determined to be of general circulation in the Town of Little Elm, Texas, on June 24, 2022 and July 1, 2022, the date of the first publication of such notice being not less than forty-six (46) days prior to the tentative date stated therein for the passage and adoption of this Ordinance and (b) duly published continuously on the Town's website for at least forty-five (45) days before the tentative date stated therein for the passage and adoption of this Ordinance; and

WHEREAS, no petition protesting the issuance of such certificates of obligation and bearing valid petition signatures of at least 5% of the qualified electors of the Town, has been presented to or filed with the Mayor, Mayor Pro Tem, Town Secretary or any other official of the Town on or prior to the date of the passage of this Ordinance; and

WHEREAS, the Council hereby finds and determines that $____ in principal amount of the certificates of obligation described in the aforesaid notice should be issued and sold at this time,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. Authorization – Designation – Principal Amount - Purpose. Certificates of obligation of the Town shall be and are hereby authorized to be issued in the aggregate principal amount of $_____ to be designated and bear the title "TOWN OF LITTLE ELM, TEXAS, COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022" (the "Certificates") for the purpose of paying contractual obligations to be incurred for (i) construction and equipment of public safety facilities; (ii) constructing street improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor and

(iii) professional services rendered in connection with the construction and financing of the foregoing project pursuant to authority conferred by and in conformity with the Constitution and laws of the State of Texas, including Texas Local Government Code, Subchapter C of Chapter 271, as amended.

SECTION 2. Fully Registered Obligations – Certificate Date - Authorized Denominations - Stated Maturities - Interest Rates. The Certificates are issuable in fully registered form only; shall be dated August 1, 2022 (the "Certificate Date"), shall be in denominations of $5,000 or any integral multiple thereof (within a Stated Maturity), and the Certificates shall become due and payable on February 1 in each of the years and in principal amounts (the "Stated Maturities") and bear interest at per annum rates in accordance with the following schedule:

Year of Stated Maturity	Principal Amount ($)	Interest Rate (%)
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
2041		
2042		

The Certificates shall bear interest on the unpaid principal amounts from the Certificate Date at the rates per annum shown in the Schedule above (calculated on the basis of a 360-day year consisting of twelve 30-day months). Interest on the Certificates shall be payable on February 1 and August 1 of each year, commencing February 1, 2023, until maturity or prior redemption.

SECTION 3. Terms of Payment - Paying Agent/Registrar. The principal of, premium, if any, and the interest on the Certificates, due and payable by reason of maturity, redemption, or otherwise, shall be payable only to the registered owners or holders of the Certificates (the "Holders") appearing on the registration and transfer books maintained by the Paying Agent/Registrar and the payments shall be in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts, and shall be without exchange or collection charges to the Holders.

The selection and appointment of BOKF, NA, Dallas, Texas, or its assigns, to serve as Paying Agent/Registrar for the Certificates is hereby approved and confirmed. The Town agrees and covenants to cause to be kept and maintained at the Designated Payment/Transfer Office (defined below) of the Paying Agent/Registrar, books and records relating to the registration, payment, transfer and exchange of the Certificates (the "Security Register"), as provided herein and in accordance with the terms and provisions of a "Paying Agent/Registrar Agreement," substantially in the form attached hereto as **Exhibit A**, and such reasonable rules and regulations as the Paying Agent/Registrar and the Town may prescribe. The Mayor and Town Secretary of the Town are hereby authorized to execute and deliver such Agreement in connection with the delivery of the Certificates. The Town covenants to maintain and provide a Paying Agent/Registrar at all times until the Certificates are paid and discharged, and any successor Paying Agent/Registrar shall be a commercial bank, trust company, financial institution or other entity qualified and authorized to serve in such capacity and perform the duties and services of Paying Agent/Registrar. Upon any change in the Paying Agent/Registrar for the Certificates, the Town agrees to promptly cause a written notice of the change to be sent to each Holder by United States mail, first-class postage prepaid, and such notice shall also give the address of the new Paying Agent/Registrar.

Principal of and premium, if any, on the Certificates shall be payable at the Stated Maturities, or on a date of earlier redemption thereof, only upon presentation and surrender of the Certificates to the Paying Agent/Registrar at its designated offices, initially St. Paul, Minnesota or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office"). The Paying/Agent Registrar shall pay interest on the Certificates only to the Holder whose name appear in the Security Register at the close of business on the Record Date (the fifteenth (15th) day of the month next preceding each interest payment date) and shall be paid either by: (i) check sent United States mail, first-class postage prepaid, to the address of the Holder recorded in the Security Register or (ii) such other method, acceptable to the Paying Agent/Registrar, requested by the Holder at the Holder's risk and expense. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to be closed, then, the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Town. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

SECTION 4. Redemption.

(a) Optional Redemption. The Certificates having Stated Maturities on and after February 1, 2032 shall be subject to redemption prior to maturity, at the option of the Town, on February 1, 2031, or any date thereafter, in whole or in part, in principal amounts of $5,000 or any

integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), at the redemption price of par plus accrued interest to the date fixed for redemption.

(b) Exercise of Optional Redemption Option. Not less than 45 days prior to an optional redemption date for the Certificates (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the Town shall notify the Paying Agent/Registrar of: (i) the decision to redeem Certificates, (ii) the principal amount of each Stated Maturity to be redeemed, and (iii) the date of redemption.

(c) Selection of Certificates for Redemption. If less than all Outstanding (as hereinafter defined) Certificates of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall treat such Certificates as representing the number of Certificates Outstanding, which is obtained by dividing the principal amount of such Certificates by $5,000, and shall select by lot the Certificates to be redeemed within such Stated Maturity.

(d) Notice of Redemption. Not less than 30 days prior to a redemption date for the Certificates, a notice of redemption shall be sent by United States mail, first-class postage prepaid, in the name of the Town and at the Town's expense, to each Holder of a Certificate to be redeemed in whole or in part at the address of the Holder appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Holder.

All notices of redemption shall (i) specify the date of redemption for the Certificates, (ii) identify the Certificates to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (iii) state the redemption price, (iv) state that the Certificates, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Certificates, or the principal amount thereof to be redeemed, shall be made at the Designated Payment/Transfer Office of the Paying Agent/Registrar only upon presentation and surrender thereof. If a Certificate is subject by its terms to prior redemption, and has been called for redemption, and notice of redemption has been duly given as hereinabove provided, such Certificate (or the principal amount thereof to be redeemed) shall become due and payable and interest thereon shall cease to accrue from and after the redemption date; provided moneys sufficient for the payment of such Certificate (or of the principal amount thereof to be redeemed) at the then applicable redemption price are held for the purpose of such payment by the Paying Agent/Registrar.

(e) Conditional Notice of Redemption. With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Town, state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the Town shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

SECTION 5. Registration - Transfer - Exchange of Certificates - Predecessor Certificates. A Security Register relating to the registration, payment, and transfer or exchange of the Certificates shall at all times be kept and maintained by the Town at the Designated Payment/Transfer Office of the Paying Agent/Registrar and at a place within the State of Texas, as provided herein and in accordance with the provisions of an agreement with the Paying Agent/Registrar and such rules and regulations as the Paying Agent/Registrar and the Town may prescribe. The Paying Agent/Registrar shall obtain, record, and maintain in the Security Register the name and address of each and every Holder of the Certificates issued under and pursuant to the provisions of this Ordinance or, if appropriate, the nominee thereof. Any Certificate may, in accordance with its terms and the terms hereof, be transferred or exchanged for Certificates of like kind, or other authorized denominations by the Holder, in person or by his duly authorized agent, upon surrender of such Certificate to the Paying Agent/Registrar for cancellation, accompanied by a written instrument of transfer or request for exchange duly executed by the Holder or by his duly authorized agent, in form satisfactory to the Paying Agent/Registrar.

Upon surrender for transfer of any Certificate (other than the Initial Certificate authorized in Section 8 hereof) at the Designated Payment/Transfer Office of the Paying Agent/Registrar, the Paying Agent/Registrar shall register and deliver, in the name of the designated transferee or transferees, one or more new Certificates, executed on behalf of, and furnished by, the Town, of authorized denominations and of like Stated Maturity and of a like aggregate principal amount as the Certificate or Certificates surrendered for transfer.

At the option of the Holders, Certificates (other than the Initial Certificate authorized in Section 8 hereof) may be exchanged for other Certificates of authorized denominations and having the same Stated Maturity, bearing the same rate of interest and of like aggregate principal amount as the Certificates surrendered for exchange upon surrender of the Certificates to be exchanged at the Designated Payment/Transfer Office of the Paying Agent/Registrar. Whenever any Certificates are so surrendered for exchange, the Paying Agent/Registrar shall register and deliver new Certificates, executed on behalf of, and furnished by, the Town, to the Holder requesting the exchange.

All Certificates issued upon any transfer or exchange of Certificates shall be delivered at the Designated Payment/Transfer Office of the Paying Agent/Registrar, or sent by United States mail, first-class postage prepaid, to the Holder and, upon the registration and delivery thereof, the same shall be valid obligations of the Town, evidencing the same obligation to pay, and entitled to the same benefits under this Ordinance, as the Certificates surrendered in such transfer or exchange.

All transfers or exchanges of Certificates pursuant to this Section shall be made without expense or service charge to the Holder, except as otherwise herein provided, and except that the Paying Agent/Registrar shall require payment by the Holder requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange.

Certificates canceled by reason of an exchange or transfer pursuant to the provisions of this Ordinance are hereby defined to be “Predecessor Certificates,” evidencing all or a portion, as the case may be, of the same obligation to pay evidenced by the new Certificate or Certificates registered and delivered in the exchange or transfer. Additionally, the term “Predecessor Certificates” shall include any mutilated, lost, destroyed, or stolen Certificate for which a replacement Certificate has been issued, registered and delivered in lieu thereof pursuant to

Section 28 hereof and such new replacement Certificate shall be deemed to evidence the same obligation as the mutilated, lost, destroyed, or stolen Certificate.

Neither the Town nor the Paying Agent/Registrar shall be required to issue or transfer to an assignee of a Holder any Certificate called for redemption, in whole or in part, within 45 days of the date fixed for the redemption of such Certificate; provided, however, such limitation on transferability shall not be applicable to an exchange by the Holder of the unredeemed balance of Certificate called for redemption in part.

SECTION 6. Execution - Registration. The Certificates shall be executed on behalf of the Town by the Mayor or Mayor Pro Tem under its seal reproduced or impressed thereon and countersigned by the Town Secretary. The signature of said officers on the Certificates may be manual or facsimile. Certificates bearing the manual or facsimile signatures of said individuals who are or were the proper officers of the Town on the Certificate Date shall be deemed to be duly executed on behalf of the Town, notwithstanding that such individuals or any of them no longer hold such offices at the time of delivery of the Certificates to the initial purchaser(s), and with respect to Certificates delivered in subsequent exchanges and transfers, all as authorized and provided in Chapter 1201, Texas Government Code, as amended.

No Certificate shall be entitled to any right or benefit under this Ordinance, or be valid or obligatory for any purpose, unless there appears on such Certificate either a certificate of registration substantially in the form provided in Section 9(c), manually executed by the Comptroller of Public Accounts of the State of Texas or his duly authorized agent, or a certificate of registration substantially in the form provided in Section 9(d), manually executed by an authorized officer, employee or representative of the Paying Agent/Registrar, and either such certificate upon any Certificate shall be conclusive evidence, and the only evidence, that such Certificate has been duly certified, registered and delivered.

SECTION 7. Book-Entry-Only Transfers and Transactions. Notwithstanding the provisions contained in Sections 3, 4, and 5 of this Ordinance relating to the payment, and transfer/exchange of the Certificates, the Town hereby approves and authorizes the use of "Book-Entry-Only" securities clearance, settlement and transfer system provided by The Depository Trust Company ("DTC"), a limited purpose trust company organized under the laws of the State of New York, in accordance with the operational arrangements referenced in the Blanket Issuer Letter of Representations by and between the Town and DTC (the "Depository Agreement").

Pursuant to the Depository Agreement and the rules of DTC, the Certificates shall be deposited with DTC who shall hold said Certificates for its participants (the "DTC Participants"). While the Certificates are held by DTC under the applicable Depository Agreement, the Holder of the Certificates on the Security Register for all purposes, including payment and notices, shall be Cede & Co., as nominee of DTC, notwithstanding the ownership of each actual purchaser or owner of each Certificate (the "Beneficial Owners") being recorded in the records of DTC and DTC Participants.

In the event DTC determines to discontinue serving as securities depository for the Certificates or otherwise ceases to provide book-entry clearance and settlement of securities transactions in general or the Town determines that DTC is incapable of properly discharging its duties as securities depository for the Certificates, the Town covenants and agrees with the Holders of the Certificates to cause Certificates to be printed in definitive form and provide for appropriate Certificate certificates to be issued and delivered to DTC Participants and Beneficial

Owners, as the case may be. Thereafter, Certificates in definitive form shall be assigned, transferred and exchanged on the appropriate Security Register maintained by the Paying Agent/Registrar and payment of such Certificates shall be made in accordance with the provisions of Sections 3, 4, and 5 of this Ordinance.

SECTION 8. Initial Certificate(s). The Certificates herein authorized shall be initially issued as a single fully registered certificate in the aggregate principal amount shown in Section 1 hereof with principal installments to become due and payable as provided in Section 2 hereof and numbered T-1 (the "Initial Certificate) and shall be registered in the name of the initial purchaser(s) or their designee thereof. The Initial Certificate shall be the Certificate submitted to the Office of the Attorney General of the State of Texas for approval, certified and registered by the Office of the Comptroller of Public Accounts of the State of Texas and delivered to the initial purchaser(s). Any time after the delivery of the Initial Certificate, the Paying Agent/Registrar, pursuant to written instructions from the initial purchaser(s), or the designee thereof, shall cancel the Initial Certificate and exchange it for definitive Certificates of authorized denominations, Stated Maturities, principal amounts and bearing applicable interest rates for transfer and delivery to the named Holders at the addresses identified for such purpose; all pursuant to and in accordance with such written instructions from the initial purchaser(s), or the designee thereof, and such other information and documentation as the Paying Agent/Registrar may reasonably require.

SECTION 9. Forms.

(a) Forms Generally. The Certificates, the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Registration Certificate of Paying Agent/Registrar, and the form of Assignment to be printed on each of the Certificates, shall be substantially in the forms set forth in this Section with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Ordinance and may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including insurance legends in the event the Certificates, or any maturities thereof, are purchased with insurance and any reproduction of an opinion of counsel) thereon as may, consistent with this Ordinance, be established by the Town or determined by the officers executing such Certificates as evidenced by their execution of the Certificates. Any portion of the text of any Certificate may be set forth on the reverse side of the Certificate with an appropriate reference on the face of the Certificate.

The definitive Certificates and the Initial Certificates shall be typewritten, printed, lithographed, engraved, photocopied, or otherwise reproduced in any other similar manner, all as determined by the officers executing such Certificates as evidenced by their execution.

The Town may provide (i) for the issuance of one fully registered Certificate for each Stated Maturity in the aggregate principal amount of each Stated Maturity and (ii) for the registration of such Certificates in the name of a securities depository, or the nominee thereof. While any Certificate is registered in the name of a securities depository or its nominee, references herein and in the Certificates to the Holder or registered owner of such Certificates shall mean the securities depository or its nominee and shall not mean any other person.

(b) Form of Definitive Certificates.

REGISTERED REGISTERED
NO. R-_____ $_____

UNITED STATES OF AMERICA
STATE OF TEXAS
TOWN OF LITTLE ELM, TEXAS
COMBINATION TAX AND LIMITED PLEDGE REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2022

Certificate Date:	Interest Rate:	Stated Maturity:	CUSIP NO:
August 1, 2022	_____	February 1, 20__	_____

Registered Owner:

Principal Amount DOLLARS

The Town of Little Elm (hereinafter referred to as the "Town"), a body corporate and municipal corporation in the County of Denton, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above the Principal Amount stated above (or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid principal amount hereof from the interest payment date next preceding the "Registration Date" of this Certificate appearing below (unless this Certificate bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the "Registration Date" of this Certificate is prior to the initial interest payment date in which case it shall bear interest from the Certificate Date) at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 1 and August 1 of each year, commencing February 1, 2023, until maturity or prior redemption. Principal of this Certificate is payable at its Stated Maturity or on a redemption date to the registered owner hereof upon presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar executing the registration certificate appearing hereon, or its successor. Interest is payable to the registered owner of this Certificate (or one or more Predecessor Certificates, as defined in the Ordinance hereinafter referenced) whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the fifteenth (15th) day of the month next preceding each interest payment date and interest shall be paid by the Paying Agent/Registrar by check sent by first-class United States mail, postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. All payments of principal of, premium, if any, and interest on this Certificate shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payments was due.

This Certificate is one of the series specified in its title issued in the aggregate principal amount of $_____ (the "Certificates") for the purpose of paying contractual obligations to be incurred for (i) construction and equipment of public safety facilities; (ii) constructing street

improvements, including drainage, landscaping, curbs, gutters, sidewalks, signage, traffic signalization and street noise abatement incidental thereto and the acquisition of land and rights-of-way therefor and (iii) professional services rendered in connection with the construction and financing of the foregoing project under and in strict conformity with the Constitution and laws of the State of Texas, particularly Subchapter C of Chapter 271, Texas Local Government Code, as amended, and pursuant to an ordinance adopted by the governing body of the Town (hereinafter referred to as the "Ordinance").

The Certificates maturing on and after February 1, 2032 may be redeemed prior to their Stated Maturities, at the option of the Town, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof (and if within a Stated Maturity by lot by the Paying Agent/Registrar), on February 1, 2031, or any date thereafter, at the redemption price of par, together with accrued interest to the date of redemption.

At least thirty (30) days prior to an optional redemption date, the Town shall cause a written notice of such redemption to be sent by United States mail, first class postage prepaid, to the registered owners of the Certificates to be redeemed at the address shown on the Security Register and subject to the terms and provisions relating thereto contained in the Ordinance. If this Certificate (or any portion of its principal sum) shall have been duly called for redemption and notice of such redemption duly given, then upon such redemption date this Certificate (or the portion of its principal sum to be redeemed) shall become due and payable, and, if moneys for the payment of the redemption price and the interest accrued on the principal amount to be redeemed to the date of redemption are held for the purpose of such payment by the Paying Agent/Registrar, interest shall cease to accrue and be payable from and after the redemption date on the principal amount redeemed.

In the event a portion of the principal amount of a Certificate is to be redeemed and the registered owner is someone other than Cede & Co., payment of the redemption price of such principal amount shall be made to the registered owner only upon presentation and surrender of such Certificate to the Designated Payment/Transfer Office of the Paying Agent/Registrar, and a new Certificate or Certificates of like maturity and interest rate in any authorized denominations provided by the Ordinance for the then unredeemed balance of the principal sum thereof will be issued to the registered owner, without charge. If a Certificate is selected for redemption, in whole or in part, the Town and the Paying Agent/Registrar shall not be required to transfer this Certificate to an assignee of the registered owner within forty-five (45) days of the redemption date; provided, however, such limitation on transferability shall not be applicable to an exchange by the registered owner of the unredeemed balance hereof in the event of its redemption in part.

With respect to any optional redemption of the Certificates, unless moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may, at the option of the Town, state that said redemption is conditional upon the receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon the satisfaction of any prerequisites set forth in such notice of redemption; and, if sufficient moneys are not received, such notice shall be of no force and effect, the Town shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

The Certificates are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property in the Town and are additionally payable

from and secured by a lien on and limited pledge of the Net Revenues (as defined in the Ordinance) of the Town's Waterworks and Sewer System (the "System"), such lien and pledge being limited to an amount not in excess of $1,000 and being junior and subordinate to the lien on and pledge of the Net Revenues of the System securing the payment of "Prior Lien Obligations" (identified and defined in the Ordinance) now outstanding and hereafter issued by the Town. In the Ordinance, the Town reserves and retains the right to issue Prior Lien Obligations while the Certificates are outstanding without limitation as to principal amount but subject to any terms, conditions or restrictions as may be applicable thereto under law or otherwise, as well as the right to issue additional obligations payable from the same sources as the Certificates and, together with the Certificates, equally and ratably secured by a parity lien on and pledge of the Net Revenues of the System.

Reference is hereby made to the Ordinance, a copy of which is on file in the Designated Payment/Transfer Office of the Paying Agent/Registrar, and to all the provisions of which the Holder by the acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied for the payment of the Certificates; the Net Revenues of the System pledged to the payment of the principal of and interest on the Certificates; the nature and extent and manner of enforcement of the limited pledge; the terms and conditions relating to the transfer or exchange of this Certificate; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Holders; the rights, duties, and obligations of the Town and the Paying Agent/Registrar; the terms and provisions upon which the tax levy and the liens, pledges, charges and covenants made therein may be discharged at or prior to the maturity of this Certificate, and this Certificate deemed to be no longer Outstanding thereunder; and for the other terms and provisions contained therein. Capitalized terms used herein have the meanings assigned in the Ordinance.

This Certificate, subject to certain limitations contained in the Ordinance, may be transferred on the Security Register only upon its presentation and surrender at the Designated Payment/Transfer Office of the Paying Agent/Registrar, with the Assignment hereon duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by, the registered owner hereof, or his duly authorized agent. When a transfer on the Security Register occurs, one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued by the Paying Agent/Registrar to the designated transferee or transferees.

The Town and the Paying Agent/Registrar, and any agent of either, may treat the registered owner hereof whose name appears on the Security Register (i) on the Record Date as the owner entitled to payment of interest hereon, (ii) on the date of surrender of this Certificate as the owner entitled to payment of principal hereof at its Stated Maturity or its date of redemption, in whole or in part, and (iii) on any other date as the owner for all other purposes, and neither the Town nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the last business day next preceding the date of mailing of such notice.

It is hereby certified, recited, represented and covenanted that the Town is a body corporate and political subdivision duly organized and legally existing under and by virtue of the Constitution and laws of the State of Texas; that the issuance of the Certificates is duly authorized by law; that all acts, conditions and things required to exist and be done precedent to and in the issuance of the Certificates to render the same lawful and valid obligations of the Town have been properly done, have happened and have been performed in regular and due time, form and manner as required by the Constitution and laws of the State of Texas, and the Ordinance; that the Certificates do not exceed any constitutional or statutory limitation; and that due provision has been made for the payment of the principal of and interest on the Certificates by the levy of a tax and a limited pledge of the Net Revenues of the System as aforestated. In case any provision in this Certificate or any application thereof shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, the Town Council of the Town has caused this Certificate to be duly executed under the official seal of the Town as of the Certificate Date.

TOWN OF LITTLE ELM, TEXAS

_____
[Mayor][Mayor Pro Tem]

COUNTERSIGNED:

_____
Town Secretary

(TOWN SEAL)

(c) Form of Registration Certificate of Comptroller of Public Accounts to appear on Initial Certificates only.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	(	
OF PUBLIC ACCOUNTS	(	
	(	REGISTER NO. _____
THE STATE OF TEXAS	(	

I HEREBY CERTIFY that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and duly registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS my signature and seal of office this

Comptroller of Public Accounts
of the State of Texas

(SEAL)

(d) Form of Certificate of Paying Agent/Registrar to appear on Definitive Certificates only.

REGISTRATION CERTIFICATE OF PAYING AGENT/REGISTRAR

This Certificate has been duly issued and registered in the name of the Registered Owner shown above under the provisions of the within-mentioned Ordinance; the certificate or certificates of the above entitled and designated series originally delivered having been approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts, as shown by the records of the Paying Agent/Registrar.

The designated offices of the Paying Agent/Registrar in St. Paul, Minnesota is the Designated Payment/Transfer Office for this Certificate.

BOKF, NA, Dallas, Texas
as Paying Agent/Registrar

By _____
Authorized Signature

Registration date:
_____

(e) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto (Print or typewrite name, address, and zip code of transferee:)_____

_____

_____

(Social Security or other identifying number_____) the within Certificate of Obligation and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

attorney to transfer the within Certificate of Obligation on the books kept for registration thereof, with full power of substitution in the premises.

DATED:

Signature Guaranteed:

NOTICE: The signature on this assignment must correspond with the name of the registered owner as it appears on the face of the within Certificate in every particular

(f) Form of Initial Certificate. The Initial Certificates shall be in the form set forth in paragraph (b) of this Section except that the form of a single fully registered Initial Certificate shall be modified as follows:

The heading and first paragraph shall be amended as follows:

REGISTERED
NO. T-1

PRINCIPAL AMOUNT
$_____,000

UNITED STATES OF AMERICA
STATE OF TEXAS
TOWN OF LITTLE ELM, TEXAS
COMBINATION TAX AND LIMITED PLEDGE REVENUE
CERTIFICATE OF OBLIGATION
SERIES 2022

Certificate Date: August 1, 2022

Registered Owner: _____

Principal Amount ____ MILLION ____ HUNDRED _____ THOUSAND DOLLARS

The Town of Little Elm (hereinafter referred to as the "Town"), a body corporate and municipal corporation in the County of Denton, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner named above, or the registered assigns thereof, on the Stated Maturity date specified above, the Principal Amount stated above on February 1 in the years and in the principal installments in accordance with the following schedule:

Year of Stated Maturity	Principal Amount ($)	Interest Rate (%)

(Information to be inserted from schedule in Section 2.)

(or so much principal as shall not have been prepaid prior to maturity) and to pay interest on the unpaid principal amount from the interest payment date next preceding the "Registration Date" of this Certificate appearing below (unless this Certificate bears a "Registration Date" as of an interest payment date, in which case it shall bear interest from such date, or unless the

"Registration Date" of this Certificate is prior to the initial interest payment date in which case it shall bear interest from the Certificate Date) at the per annum rates of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 1 and August 1 of each year, commencing February 1, 2023, until maturity or prior redemption. Principal of this Certificate is payable at its Stated Maturity or upon prior redemption to the registered owner by BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar"), upon the presentation and surrender, at its designated offices, initially in St. Paul, Minnesota, or, with respect to a successor Paying Agent/Registrar, at the designated offices of such successor (the "Designated Payment/Transfer Office.") Interest shall be payable to the registered owner of this Certificate whose name appears on the "Security Register" maintained by the Paying Agent/Registrar at the close of business on the "Record Date," which is the fifteenth (15th) day of the month next preceding the interest payment date hereof and interest shall be paid by the Paying Agent/Registrar by check sent by United States mail, first-class postage prepaid, to the address of the registered owner recorded in the Security Register or by such other method acceptable to the Paying Agent/Registrar, requested by and at the risk and expense of the registered owner. All payments of principal of, premium, if any, and interest on this Certificate shall be without exchange or collection charges to the owner hereof and in any coin or currency of the United States of America, which at the time of payment is legal tender for the payment of public and private debts. If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

SECTION 10. Definitions. For purposes of this Ordinance and for clarity with respect to the issuance the Certificates herein authorized, and the levy of taxes and appropriation of Net Revenues for the Certificates, the following definitions are provided:

(a) The term "Additional Certificates" shall mean tax and revenue obligations hereafter issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, or any similar or law hereafter enacted, and payable from ad valorem taxes and additionally payable from and secured by a lien on and pledge of the Net Revenues of the System on a parity with and of equal rank and dignity with the lien and pledge securing the payment of the Certificates.

(b) The term "Certificate Fund" shall mean the special Fund created and established under the provisions of Section 11 of this Ordinance.

(c) The term "Certificates" shall mean the "Town of Little Elm, Texas, Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022" authorized by this Ordinance.

(d) The term "Collection Date" shall mean, when reference is being made to the levy and collection of annual ad valorem taxes, the date the annual ad valorem taxes levied each year by the Town become delinquent.

(e) The term "Fiscal Year" shall mean the twelve month period ending on September 30 of each year.

(f) The term "Net Revenues" shall mean the gross revenues of the System, less the expense of operation and maintenance, including all salaries, labor, materials, interest, repairs and extensions necessary to render efficient service; provided, however, that only such repairs and extensions, as in the judgment of the Council, reasonably and fairly exercised, are necessary to keep the System in operation and render adequate service to the Town and the inhabitants thereof, or such as might be necessary to meet some physical accident or condition which would otherwise impair the security of any obligations payable from and secured by a lien on the Net Revenues of the System, shall be deducted in determining "Net Revenues".

(g) The term "Outstanding" when used in this Ordinance with respect to Certificates means, as of the date of determination, all Certificates theretofore issued and delivered under this Ordinance, except:

(1) those Certificates canceled by the Paying Agent/Registrar or delivered to the Paying Agent/Registrar for cancellation;

(2) those Certificates deemed to be duly paid by the Town in accordance with the provisions of Section 27 hereof; and

(3) those Certificates that have been mutilated, destroyed, lost, or stolen and replacement Certificates have been registered and delivered in lieu thereof as provided in Section 28 hereof.

(h) The term "Prior Lien Obligations" shall mean all bonds or other similar obligations now outstanding and hereafter issued that are payable from and secured by a lien on and pledge of the Net Revenues of the System which is prior in right and claim to the lien on and pledge of the Net Revenues securing the payment of the Certificates.

(i) The term "System" shall mean the Town's Waterworks and Sewer System, including, but not limited to, all properties, facilities and plants currently owned, operated and maintained by the Town for the supply, treatment and transportation of treated potable water and for the collection, treatment and disposal of water-carried wastes, together with all future extensions, improvements, replacements and additions to the System.

SECTION 11. Certificate Fund. For the purpose of paying the interest on and to provide a sinking fund for the payment, redemption and retirement of the Certificates, there shall be and is hereby created a special account on the books of the Town to be designated "SPECIAL 2022 TAX AND REVENUE CERTIFICATE OF OBLIGATION FUND" (the "Certificate Fund"), and all moneys deposited to the credit of such account shall be kept and maintained in a banking fund maintained at the Town's depository. Any one or more of the Mayor, Mayor Pro Tem, Town Manager, Finance Director, and Town Secretary are hereby authorized and directed to make withdrawals from the Certificate Fund sufficient to pay the principal of and interest on the Certificates as the same become due and payable, and, shall cause to be transferred to the Paying Agent/Registrar from moneys on deposit in the Certificate Fund an amount sufficient to pay the amount of principal and/or interest falling due on Certificates, such transfer of funds to the Paying Agent/Registrar to be made in such manner as will cause immediately available funds to be deposited with the Paying Agent/Registrar on or before the last business day next preceding each interest and principal payment date for the Certificates.

Pending the transfer of funds to the Paying Agent/Registrar, money in the Certificate Fund may, at the option of the Town, be invested in obligations identified in, and in accordance with the

provisions of the "Public Funds Investment Act" (Chapter 2256, Texas Government Code, as amended) relating to the investment of "bond proceeds"; provided that all such investments shall be made in such a manner that the money required to be expended from said Fund will be available at the proper time or times. All interest and income derived from deposits and investments in the Certificate Fund shall be credited to, and any losses debited to, the said Certificate Fund. All such investments shall be sold promptly when necessary to prevent any default in connection with the Certificates.

SECTION 12. Tax Levy. To provide for the payment of the "Debt Service Requirements" on the Certificates being (i) the interest the Certificates and (ii) a sinking fund for their redemption at maturity or a sinking fund of 2% (whichever amount shall be the greater), there shall be and there is hereby levied for the current year and each succeeding year thereafter while said Certificates or any interest thereon shall remain Outstanding, a sufficient tax on each one hundred dollars' valuation of taxable property in said Town, adequate to pay such Debt Service Requirements, full allowance being made for delinquencies and costs of collection; said tax shall be assessed and collected each year and applied to the payment of the Debt Service Requirements, and the same shall not be diverted to any other purpose. The taxes so levied and collected for the Certificates shall be paid into the Certificate Fund. The Council hereby declares its purpose and intent to provide and levy a tax legally and fully sufficient to pay the said Debt Service Requirements, it having been determined that the existing and available taxing authority of the Town for such purpose is adequate to permit a legally sufficient tax in consideration of all other outstanding indebtedness.

The amount of taxes to be provided annually for the payment of the principal of and interest on the Certificates shall be determined and accomplished in the following manner:

(a) Prior to the date the Council establishes the annual tax rate and passes an ordinance levying ad valorem taxes each year, the Council shall determine:

(1) The amount on deposit in the Certificate Fund after (a) deducting the total amount of Debt Service Requirements to become due on Certificates prior to the Collection Date for the ad valorem taxes to be levied and (b) adding to that amount the amount of the Net Revenues of the System appropriated and allocated to pay such Debt Service Requirements prior to the Collection Date for the ad valorem taxes to be levied.

(2) The amount of Net Revenues of the System, appropriated and to be set aside for the payment of the Debt Service Requirements on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

(3) The amount of Debt Service Requirements to become due and payable on the Certificates between the Collection Date for the taxes then to be levied and the Collection Date for the taxes to be levied during the next succeeding calendar year.

(b) The amount of taxes to be levied annually each year to pay the Debt Service Requirements on the Certificates shall be the amount established in paragraph (3) above less the sum total of the amounts established in paragraphs (1) and (2), after taking into consideration delinquencies and costs of collecting such annual taxes.

SECTION 13. Limited Pledge of Net Revenues. The Town hereby covenants and agrees that, subject to the prior lien on and pledge of the Net Revenues of the System to the payment and security of Prior Lien Obligations, the Net Revenues of the System in an amount not to exceed $1,000 are hereby irrevocably pledged, equally and ratably, to the payment of the principal of and

interest on the Certificates. This limited pledge of $1,000 of the Net Revenues of the System made for the payment of the Certificates shall constitute a lien on the Net Revenues of the System until such time as the Town shall pay all of such $1,000, after which time the pledge shall cease, all in accordance with the terms and provisions of this Ordinance; this limited pledge shall be junior and subordinate to the lien on and pledge of the Net Revenues of the System securing the payment of "Prior Lien Obligations" (identified and defined above in Section 10(h)) now outstanding and hereafter issued by the Town.

Texas Government Code, Chapter 1208, as amended, applies to the issuance of the Certificates and the pledge of the Net Revenues of the System granted by the Town under this Section 13, and such pledge is therefore valid, effective and perfected from and after the date of adoption of this Ordinance without physical delivery or transfer or transfer of control of the Net Revenues, the filing of this Ordinance or any other act. If Texas law is amended at any time while the Certificates are Outstanding such that the pledge of the Net Revenues of the System granted by the Town under this Section 13 is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the Town agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

SECTION 14. Revenue Fund. The Town hereby covenants and agrees that all revenues derived from the operation of the System shall be kept separate and apart from all other funds, accounts and moneys of the Town, and all such revenues shall be deposited as collected into the "Town of Little Elm, Texas, Water Utility System and Sanitary Sewer System Fund" (heretofore created and established and hereinafter called the "Revenue Fund"). All moneys deposited to the credit of the Revenue Fund shall be pledged and appropriated to the extent required for the following purposes and in the order of priority shown, to wit:

First: To the payment of the reasonable and proper operating and maintenance expenses as defined herein or required by statute to be a first charge on and claim against the gross revenues of the System.

Second: To the payment of all amounts required to be deposited in the special funds created and established for the payment, security and benefit of Prior Lien Obligations in accordance with the terms and provisions of any ordinance authorizing the issuance of Prior Lien Obligations.

Third: To the payment, equally and ratably, of the limited amounts pledged to the payment of the limited amounts required to be deposited in the special funds and accounts created and established for the payment of the debt service requirements of the Certificates and Additional Certificates.

Any Net Revenues remaining in the Revenue Fund after satisfying the foregoing payments, or making adequate and sufficient provision for the payment thereof, may be appropriated and used for any other Town purpose now or hereafter permitted by law.

SECTION 15. Deposits to Certificate Fund. The Town hereby covenants and agrees to cause to be deposited to the credit of the Certificate Fund the amount required to fully pay the interest and/or principal, then due and payable on the Certificates, such deposits to pay maturing principal and accrued interest on the Certificates to be made on or before the 1st day of each February and August, beginning February 1, 2023.

The deposits to be made to the credit of the Certificate Fund, as provided above, shall be made until such time as such Fund contains amounts equal to pay the principal of and interest and premium, if any, on the Certificates to maturity. Accrued interest, if any, and premium, if any, received from the purchaser of the Certificates deposited to the Certificate Fund and ad valorem taxes levied, collected and deposited in the Certificate Fund for and on behalf the Certificates may be taken into consideration and reduce the amount of the deposits otherwise required to be deposited in the Certificate Fund from the Net Revenues of the System. In addition, any surplus proceeds from the sale of the Certificates not expended for authorized purposes shall be deposited in the Certificate Fund, and such amounts so deposited shall reduce the sums otherwise required to be deposited in said Fund from ad valorem taxes and the Net Revenues of the System.

SECTION 16. Security of Funds. All moneys on deposit in the Funds for which this Ordinance makes provision (except any portion thereof as may be at any time properly invested) shall be secured in the manner and to the fullest extent required by the laws of Texas for the security of public funds, and moneys on deposit in such Funds shall be used only for the purposes permitted by this Ordinance.

SECTION 17. Maintenance of System - Insurance. The Town covenants and agrees that while the Certificates remain Outstanding it will maintain and operate the System with all possible efficiency and maintain casualty and other insurance on the properties of the System and its operations of a kind and in such amounts customarily carried by municipal corporations in the State of Texas engaged in a similar type business; that it will faithfully and punctually perform all duties with reference to the System required by the Constitution and laws of the State of Texas.

SECTION 18. Rates and Charges. The Town hereby covenants and agrees with the Holders of the Certificates that rates and charges for water and sewer services afforded by the System will be established and maintained to provide revenues sufficient at all times to pay:

(a) all operating, maintenance, depreciation, replacement, betterment and interest charges and other costs incurred in the maintenance and operation of the System;

(b) To produce Net Revenues sufficient to pay (i) the interest on and principal of the Prior Lien Obligations as the same becomes due and payable and the amounts required to be deposited in any special fund created and established for the payment and security thereof and (ii) the amounts, if any, required to be deposited in the special funds created and established for the payment of the Certificates; and

(c) To pay other legally incurred indebtedness payable from the revenues of the System and/or secured by a lien on the System or the revenues thereof.

SECTION 19. Records and Accounts - Annual Audit. The Town further covenants and agrees that while any of the Certificates remain Outstanding, it will keep and maintain separate and complete records and accounts pertaining to the operations of the System in which complete and correct entries shall be made of all transactions relating thereto, as provided by law. The Holder or Holders of the Certificates or any duly authorized agent or agents of such Holders shall have the right to inspect the System and all properties comprising the same. The Town further agrees that following the close of each Fiscal Year, it will cause an audit of such books and accounts to be made by an independent firm of Certified Public Accountants.

SECTION 20. Remedies in Event of Default. In addition to all the rights and remedies provided by the laws of the State of Texas, the Town covenants and agrees particularly that in the event the Town (a) defaults in the payments to be made to the Certificate Fund, or (b) defaults in the observance or performance of any other of the covenants, conditions or obligations set forth in this Ordinance, the owner or owners of any of the Certificates shall be entitled to a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the Town and other officers of the Town to observe and perform any covenant, condition or obligation prescribed in this Ordinance.

No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power, or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient. The specific remedies provided under this Ordinance shall be cumulative of all other existing remedies and the specification of such remedies shall not be deemed to be exclusive.

SECTION 21. Special Covenants. The Town hereby further covenants as follows:

(a) It has the lawful power to pledge the Net Revenues of the System supporting this issue of Certificates, and it has lawfully exercised said powers under the Constitution and laws of the State of Texas, including said power existing under Chapter 1502 of the Texas Government Code, as amended, and Texas Local Government Code, Subchapter C of Section 271, as amended.

(b) Other than for the payment of: (i) the Prior Lien Obligations, and (ii) the limited pledge on the Certificates, the Net Revenues of the System have not in any manner been pledged to the payment of any debt or obligation of the Town or of the System.

(c) While the pledge of the Net Revenues supporting the Certificates is outstanding, the Town will not sell, lease or encumber the System or any substantial part thereof, provided that this covenant shall not be construed to prohibit the sale of such machinery, or other properties or equipment which has become obsolete or otherwise unsuited to the efficient operation of the System.

(d) To the extent that it legally may, while any of the Certificates are Outstanding, no franchise shall be granted for the installation or operation of any competing waterworks and sanitary sewer systems other than those owned by the Town, and the operation of any such systems by anyone other than the Town shall be prohibited.

SECTION 22. Issuance of Prior Lien Obligations and Additional Certificates. The Town hereby expressly reserves the right to issue Prior Lien Obligations, without limitation as to principal amount but subject to any terms, conditions or restrictions applicable under law or otherwise, and, also reserves the right to issue Additional Certificates which, together with the Certificates, shall be secured by a parity lien on and pledge of the Net Revenues of the System.

SECTION 23. Application of Prior Lien Obligations Covenants and Agreements. It is the intention of this governing body and accordingly hereby recognized and stipulated that the provisions, agreements and covenants contained in this Ordinance bearing upon the management and operations of the System, and the administering and application of revenues derived from such operations, shall to the extent possible be harmonized with like provisions, agreements and covenants contained in the ordinances authorizing the issuance of the Prior Lien

Obligations. To the extent of any irreconcilable conflict between the provisions contained in this Ordinance and in the prior ordinances authorizing the issuance of the Prior Lien Obligations, the provisions, agreements and covenants contained in the prior ordinances shall prevail to the extent of such conflict and shall be applicable to this Ordinance but in all respects subject to the priority of rights and benefits, if any, conferred thereby to the holders of the Prior Lien Obligations. Notwithstanding the above, any change or modification affecting the application of revenues derived from the operation of the System shall not impair the obligation of contract with respect to the pledges of revenues made in this Ordinance for the payment and security for the Certificates.

SECTION 24. Notices to Holders - Waiver. Wherever this Ordinance provides for notice to Holders of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and sent by United States mail, first-class postage prepaid, to the address of each Holder appearing on the Security Register at the close of business on the business day next preceding the mailing of such notice.

In any case where notice to Holders is given by mail, neither the failure to mail such notice to any particular Holders, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Certificates. Where this Ordinance provides for notice in any manner, such notice may be waived in writing by the Holder entitled to receive such notice, either before or after the event with respect to which such notice is given, and such waiver shall be the equivalent of such notice. Waivers of notice by Holders shall be filed with the Paying Agent/Registrar, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

SECTION 25. Cancellation. All Certificates surrendered for payment, redemption transfer, exchange, or replacement, if surrendered to the Paying Agent/Registrar, shall be promptly canceled by it and, if surrendered to the Town, shall be delivered to the Paying Agent/Registrar and, if not already canceled, shall be promptly canceled by the Paying Agent/Registrar. The Town may at any time deliver to the Paying Agent/Registrar for cancellation any Certificates previously certified or registered and delivered which the Town may have acquired in any manner whatsoever; and, all Certificates so delivered shall be promptly canceled by the Paying Agent/Registrar. All canceled Certificates held by the Paying Agent/Registrar shall be returned to the Town.

SECTION 26. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section , the following terms have the following meanings:

"Closing Date" means the date on which the Certificates are first authenticated and delivered to the initial purchaser against payment therefor.

"Code" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Certificates.

"Investment" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Certificates are invested and which is not acquired to carry out the governmental purposes of the Certificates.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Regulations" means any proposed, temporary, or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Certificates. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary, or final Income Tax Regulation designed to supplement, amend, or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations and (2) the Certificates has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The Town shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Certificate to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the Town receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Certificate, the Town shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the Town shall at all times prior to the last Stated Maturity of Certificates:

(1) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Certificates, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(2) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Certificates or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the Town or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan. Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the Town shall not use Gross Proceeds of the Certificates

to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the Town shall not at any time prior to the final Stated Maturity of the Certificates directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested), if as a result of such investment the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Certificates.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the Town shall not take or omit to take any action which would cause the Certificates to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The Town shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(1) The Town shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Certificate is discharged. However, to the extent permitted by law, the Town may commingle Gross Proceeds of the Certificates with other money of the Town, provided that the Town separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(2) Not less frequently than each Computation Date, the Town shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The Town shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Certificates until six years after the final Computation Date.

(3) As additional consideration for the purchase of the Certificates by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the Town shall pay to the United States out of its general fund, or appropriate fund, or, if permitted by applicable Texas statute, regulation or opinion of the Attorney General of the State of Texas, the Certificate Fund, the amount that when added to the future value of previous

rebate payments made for the Certificates equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(4) The Town shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (2) and (3), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the Town shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Certificates, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Certificates not been relevant to either party.

(j) Elections. The Town hereby directs and authorizes the Mayor, Mayor Pro Tem, Town Manager, and Finance Director, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Certificates, in the Certificate as to Tax Exemption or similar or other appropriate certificate, form or document.

SECTION 27. Satisfaction of Obligations of Town. If the Town shall pay or cause to be paid, or there shall otherwise be paid to the Holders, the principal of, premium, if any, and interest on the Certificates, at the times and in the manner stipulated in this Ordinance, then the pledge of taxes levied under this Ordinance and the Net Revenues of the System (to the extent such limited pledge of Net Revenues shall not have been discharged or terminated by prior payment of principal of or interest on the Certificates) and all covenants, agreements, and other obligations of the Town to the Holders shall thereupon cease, terminate, and be discharged and satisfied.

Certificates or any principal amount(s) thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section when (i) money sufficient to pay in full such Certificates or the principal amount(s) thereof at maturity or the redemption date therefor, together with all interest due thereon, shall have been irrevocably deposited with and held in trust by the Paying Agent/Registrar, or an authorized escrow agent, or (ii) Government Securities shall have been irrevocably deposited in trust with the Paying Agent/Registrar, or an authorized escrow agent, which Government Securities have been certified by an independent accounting or consulting firm to mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money, together with any moneys deposited therewith, if any, to pay when due the principal of and interest on such Certificates, or the principal amount(s) thereof, on and prior to the Stated Maturity thereof or (if notice of redemption has been duly given or waived or if irrevocable arrangements therefor

acceptable to the Paying Agent/Registrar have been made) the redemption date thereof. The Town covenants that no deposit of moneys or Government Securities will be made under this Section and no use made of any such deposit which would cause the Certificates to be treated as "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or regulations adopted pursuant thereto.

Any moneys so deposited with the Paying Agent/Registrar, or an authorized escrow agent, and all income from Government Securities held in trust by the Paying Agent/Registrar, or an authorized escrow agent, pursuant to this Section which is not required for the payment of the Certificates, or any principal amount(s) thereof, or interest thereon with respect to which such moneys have been so deposited shall be remitted to the Town or deposited as directed by the Town. Furthermore, upon the Town's request, the Paying Agent/Registrar shall remit to the Town along with a written receipt, any moneys deposited and held in trust by the Paying Agent/Registrar for the payment of the principal of and interest on the Certificates which remain unclaimed for a period of three years after being so deposited and held on the Stated Maturity or applicable redemption date on the Certificates. Notwithstanding the above and foregoing, any remittance of funds from the Paying Agent/Registrar to the Town shall be subject to any applicable unclaimed property laws of the State of Texas.

The term "Government Securities," as used herein, shall mean any securities and obligations now or hereafter authorized by state law that are eligible to discharge obligations such as the Certificates. Current state law permits defeasance with the following types of securities: (i) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Town authorizes the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that, on the date the Town authorizes the defeasance of the Certificates, have been refunded and are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent and (iv) any other then authorized securities or obligations that may be used to defease obligations such as the Certificates under the then applicable laws of the State of Texas.

SECTION 28. Mutilated, Destroyed, Lost, and Stolen Certificates. In case any Certificate shall be mutilated, or destroyed, lost or stolen, the Paying Agent/Registrar may execute and deliver a replacement Certificate of like form and tenor, and in the same denomination and bearing a number not contemporaneously outstanding, in exchange and substitution for such mutilated Certificate, or in lieu of and in substitution for such destroyed, lost or stolen Certificate, only upon the approval of the Town and after (i) the filing by the Holder thereof with the Paying Agent/Registrar of evidence satisfactory to the Paying Agent/Registrar of the destruction, loss or theft of such Certificate, and of the authenticity of the ownership thereof and (ii) the furnishing to the Paying Agent/Registrar of indemnification in an amount satisfactory to hold the Town and the Paying Agent/Registrar harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Certificate shall be borne by the Holder of the Certificate mutilated, or destroyed, lost or stolen.

Every replacement Certificate issued pursuant to this Section shall be a valid and binding obligation, and shall be entitled to all the benefits of this Ordinance equally and ratably with all other Outstanding Certificates; notwithstanding the enforceability of payment by anyone of the destroyed, lost, or stolen Certificates.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Certificates.

SECTION 29. Ordinance a Contract - Amendments. This Ordinance shall constitute a contract with the Holders from time to time, be binding on the Town, and shall not be amended or repealed by the Town so long as any Certificate remains Outstanding except as permitted in this Section and in Section 33 hereof. The Town, may, without the consent of or notice to any Holders, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Holders, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. Additionally, with the written consent of Holders holding a majority in aggregate principal amount of the Certificates then Outstanding, the Town may, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Holders of Outstanding Certificates, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of, premium, if any, and interest on the Certificates, reduce the principal amount thereof, the redemption price, or the rate of interest thereon, or in any other way modify the terms of payment of the principal of, premium, if any, or interest on the Certificates, (ii) give any preference to any Certificate over any other Certificate, or (iii) reduce the aggregate principal amount of Certificates required to be held by Holders for consent to any such amendment, addition, or rescission.

SECTION 30. Sale of the Certificates – Purchase Agreement Approval and Official Statement Approval. The Certificates authorized by this Ordinance are hereby sold by the City to Estrada Hinojosa & Company, Inc. and UMB Bank, N.A. (jointly, the "Purchasers") in accordance with the Purchase Agreement, dated August 16, 2022, substantially in the form attached hereto as **Exhibit B** and incorporated herein by reference as a part of this Ordinance for all purposes, and the City has determined and does determine that the terms of such Purchase Agreement are in the City's best interests. The Mayor or Mayor Pro Tem are hereby authorized and directed to execute said Purchase Agreement for and on behalf of the City and as the act and deed of the Council, and in regard to the approval and execution of the Purchase Agreement, the Council hereby finds, determines, and declares that the representations, warranties, and agreements of the City contained therein are true and correct in all material respects and shall be honored and performed by the City.

Furthermore, the Preliminary Official Statement and the Official Notice of Sale prepared in connection with the public offering and sale of the Certificates are hereby ratified, confirmed and approved in all respects. The final Official Statement reflecting the terms of the sale (together with such changes approved by any one or more of the Mayor, Mayor Pro Tem, Town Manager, Finance Director, and Town Secretary), is hereby approved as to form and content, and the Council hereby finds that the information and data contained in such Official Statement, dated August 16, 2022, pertaining to the Town and its financial affairs is true and correct in all material respects and no material facts have been omitted which are necessary to make the statements contained in the Official Statement, in the light of the circumstances under which they were made, not misleading. The use of such Official Statement in the reoffering, sale and delivery of the Certificates by the Purchaser is hereby approved and authorized. The Mayor and Town Secretary are further authorized and directed to manually execute and deliver for and on behalf of the Town copies of said Official Statement in final form as may be required by the Purchasers, and such Official Statement in the final form and content manually executed by said officials shall be deemed to be approved by the Council and constitute the Official Statement authorized for distribution and use by the Purchasers.

SECTION 31. Proceeds of Sale. The proceeds of sale of the Certificates, excluding the accrued interest received from the Purchaser and amounts to pay costs of issuance, shall be deposited in a construction fund maintained at a Town depository bank. Pending expenditure for the authorized projects and purposes set forth herein, such proceeds of sale may be invested in authorized investments in accordance with the provisions of Texas Government Code, Chapter 2256, as amended, including guaranteed investment contracts permitted by Section 2256.015 et seq., and the Town's investment policies and guidelines, and any investment earnings realized may be expended for such authorized projects and purposes or deposited in the Certificate Fund as shall be determined by the Town Council. Accrued interest as well as all surplus proceeds of sale of the Certificates, including investment earnings, remaining after completion of all authorized projects or purposes shall be deposited to the credit of the Certificate Fund. $_____ of the cash premium will be deposited to the construction fund and the remaining cash premium of $_____ will be used to pay costs of issuance.

SECTION 32. Control and Custody of Certificates. The Mayor or Mayor Pro Tem of the Town shall be and is hereby authorized to take and have charge of all necessary orders and records pending the sale of the Certificates, the investigation by the Attorney General of the State of Texas, including the printing and supply of definitive Certificates, and shall take and have charge and control of the Initial Certificate pending the approval thereof by the Attorney General and its registration thereof by the Comptroller of Public Accounts.

Furthermore, any one or more of the Mayor, Mayor Pro Tem, Finance Director, and Town Secretary, are hereby authorized and directed to furnish and execute such documents and certifications relating to the Town and the issuance of the Certificates, including a certification as to facts, estimates, circumstances and reasonable expectations pertaining to the use and expenditure and investment of the proceeds of the Certificates as may be necessary for the approval of the Attorney General and their registration by the Comptroller of Public Accounts. In addition, such officials, together with the Town's financial advisor, bond counsel and the Paying Agent/Registrar, are authorized and directed to make the necessary arrangements for the delivery of the Initial Certificate(s) to the initial purchaser.

SECTION 33. Continuing Disclosure Undertaking.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

> "Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.
>
> "MSRB" means the Municipal Securities Rulemaking Board.
>
> "Rule" means SEC Rule 15c2-12, as amended from time to time.
>
> "SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

The Town shall provide annually to the MSRB (1) within six months after the end of each fiscal year, beginning in or after 2022, financial information and operating data with respect to the

Town of the general type included under the heading in the Official Statement titled "INVESTMENT AUTHORITY AND INVESTMENT PRACTICES OF THE ISSUER - Current Investments" and the information in Tables 1, 2, 6, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25 and 26 of Appendix A of the Official Statement, and (2) within twelve months after the end of each fiscal year ending in or after 2022, and if not provided as part of such financial information and operating data, audited financial statements of the Town. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Town will file unaudited financial statements by the required time and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so provided shall be prepared in accordance with the accounting principles described in Appendix D of the Official Statement, or such other accounting principles as the Town may be required to employ from time to time pursuant to state law or regulation, and audited, if the Town commissions an audit of such statements and the audit is completed within the period during which they must be provided.

If the Town changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Town otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document available to the public on the MSRB's Internet website or filed with the SEC.

(c) Notice of Certain Events. The Town shall provide notice of any of the following events with respect to the Certificates to the MSRB in a timely manner and not more than ten (10) business days after occurrence of the event:

(1) Principal and interest payment delinquencies;

(2) Non-payment related defaults, if material;

(3) Unscheduled draws on debt service reserves reflecting financial difficulties;

(4) Unscheduled draws on credit enhancements reflecting financial difficulties;

(5) Substitution of credit or liquidity providers, or their failure to perform;

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;

(7) Modifications to rights of holders of the Certificates, if material;

(8) Certificate calls, if material, and tender offers;

(9) Defeasances;

(10) Release, substitution, or sale of property securing repayment of the Certificates, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency, receivership, or similar event of the Town, which shall occur as described below;

(13) The consummation of a merger, consolidation, or acquisition involving the Town or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

(15) Incurrence of a Financial Obligation of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Town, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Town, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding item (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Town in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Town, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Town and (b) the Town intends the words used in the immediately preceding items (15) and (16) in this Section to have the meanings ascribed to them in SEC Release No. 34-83885, dated August 20, 2018.

The Town shall notify the MSRB, in a timely manner, of any failure by the Town to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such Section.

(d) Filings with the MSRB**.** All financial information, operating data, financial statements, notices and other documents provided to the MSRB in accordance with this Section shall be provided in an electronic format prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

(e) Limitations, Disclaimers, and Amendments.

The Town shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Town remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the Town in any event will give the notice required by subsection (c) of this Section of any Certificate calls and defeasance that cause the Town to be no longer such an "obligated person."

The provisions of this Section are for the sole benefit of the Holders and beneficial owners of the Certificates; and, nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Town undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section. Except as expressly provided within this Section, the Town does not undertake to provide any other information, whether or not it may be relevant or material to a complete presentation of the Town's financial results, condition, or

prospects; nor does the Town undertake to update any information provided in accordance with this Section or otherwise. Furthermore, the Town does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE TOWN BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE TOWN, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the Town in observing or performing its obligations under this Section shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Town under federal and state securities laws.

Notwithstanding anything herein to the contrary, the provisions of this Section may be amended by the Town from time to time to adapt to changed circumstances resulting from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Town, but only if (i) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (ii) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (b) a person that is unaffiliated with the Town (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Holders and beneficial owners of the Certificates. The provisions of this Section may also be amended from time to time or repealed by the Town if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the Town's right to do so would not prevent underwriters of the initial public offering of the Certificates from lawfully purchasing or selling Certificates in such offering. If the Town so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided pursuant to subsection (b) of this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

SECTION 34. Further Procedures. Any one or more of the Mayor, Mayor Pro Tem, Town Manager, Finance Director and Town Secretary are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the Town all agreements, instruments, certificates or other documents, whether mentioned herein or not, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance and the issuance of the Certificates. In addition, prior to the initial delivery of the Certificates, the Mayor, Mayor Pro Tem, Town Manager, Finance Director or Bond Counsel (as defined below) to the Town are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to

cure any ambiguity, formal defect, or omission in the Ordinance or such other document; or (ii) as requested by the Attorney General of the State of Texas or his representative to obtain the approval of the Certificates by the Attorney General and if such officer or counsel determines that such changes are consistent with the intent and purpose of the Ordinance, which determination shall be final. In the event that any officer of the Town whose signature shall appear on any document shall cease to be such officer before the delivery of such document, such signature nevertheless shall be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 35. Bond Counsel's Opinion. The Purchaser's obligation to accept delivery of the Certificates is subject to being furnished a final opinion of Norton Rose Fulbright US LLP, Dallas, Texas, approving the Certificates as to their validity, said opinion to be dated and delivered as of the date of delivery and payment for the Certificates. The Town Council confirms the continuation of the engagement of Norton Rose Fulbright US LLP as the Town's bond counsel.

SECTION 36. CUSIP Numbers. CUSIP numbers may be printed or typed on the definitive Certificates. It is expressly provided, however, that the presence or absence of CUSIP numbers on the definitive Certificates shall be of no significance or effect as regards the legality thereof and neither the Town nor attorneys approving said Certificates as to legality are to be held responsible for CUSIP numbers incorrectly printed or typed on the definitive Certificates.

SECTION 37. Benefits of Ordinance. Nothing in this Ordinance, expressed or implied, is intended or shall be construed to confer upon any person other than the Town, the Paying Agent/Registrar, and the Holders, any right, remedy, or claim, legal or equitable, under or by reason of this Ordinance or any provision hereof, this Ordinance and all its provisions being intended to be and being for the sole and exclusive benefit of the Town, the Paying Agent/Registrar and the Holders.

SECTION 38. Inconsistent Provisions. All ordinances, orders, or resolutions, or parts thereof which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

SECTION 39. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 40. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 41. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 42. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 43. Incorporation of Findings and Determinations. The findings and determinations of the Town Council contained in the preamble of this Ordinance are hereby

incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 44. Public Meeting. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 45. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[*remainder of page intentionally left blank*]

PASSED AND ADOPTED, this August 16, 2022.

TOWN OF LITTLE ELM, TEXAS

_____
Mayor

ATTEST:

_____
Town Secretary

(Town Seal)

APPROVED AS TO FORM:

_____
Town Attorney

EXHIBIT A

PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT B

PURCHASE AGREEMENT

Date:	08/16/2022
Agenda Item #:	7. F.
Department:	Development Services
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Fred Gibbs, Director of Development Services

AGENDA ITEM:

Hold a Public Hearing, Present, Discuss, and Consider Action on **Ordinance No. 1682 Regarding a Proposed Text Amendments to Chapter 106, Zoning Ordinance, by Amending Sec.106.03.03(e) Light Commercial District, Sec. 106.05.01 Schedule of Uses, and Sec. 106.05.02.2 Special Regulations for Specific Permanent Land Uses (other than accessory uses), Sec. 106.06.42 Parking Access from a Public Street and Sec. 106.06.44 Off-street Parking Standards, in Order to Provide Additional Site Layout, Access, and Specific Use Requirements.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Ordinance No. 1682:

DESCRIPTION:

The West Side Study, adopted in 2021, identified the West Side of Town as an important commercial node, calling for enhanced regulations to stimulate high-quality development opportunities. The Study produced a plan for unified development pattern and desire for specific types of uses and densities that better align with Town's most current overall vision and identity. Key takeaways were to focus on infrastructure improvements, utility extensions, design standards for walkability and connectivity, and updating the comprehensive plan and zoning to reflect appropriate housing and land use types in the Town. After the adoption of the West Side Study, the Town also underwent strategic visioning involving all the boards, commissions, and the Town Council. The resulting strategic vision for the Town directs Staff to focus on prioritizing quality, connectivity, and cohesiveness of new development, as well as redevelopment, within the Town overall.

Based on these two actions, Staff created a set of enhanced standards and site development criteria for commercial sites and specific uses, reflecting the desired design standards prioritizing walkability, connectivity, and activitating commercial frontages. These regulations are also itended to substantially advance a legitimate governmental interest that focuses on promoting the

economic development of the area, enhancing the job base for residents of Little Elm, and regulating the character of growth. Initially created as a West Side Overlay District, specific to commercial property within the West Side Study boundary, in June 2022 Town Council directed Staff to apply these standards to commercial properties town-wide.

In order to implement this new criteria, Staff is proposing to amend Chapter 106, Zoning Ordinance, by amending Sec.106.03.03(e) Light Commercial District, Sec. 106.05.01 Schedule of Uses, and Sec. 106.05.02.2 Special Regulations for Specific Permanent Land Uses (other than accessory uses, Sec. 106.06.42 Parking Access from a Public Street and Sec. 106.06.44 Off-street Parking Standards, in order to provide additional site layout, access, and specific use requirements.

Sec.106.03.03(e) Light Commercial District, "TABLE U, LC LIGHT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS" currently reads as follows:

(e) *LC Light Commercial District.*

(1) *Use regulations.* No building, structure, land or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in section 106.05.01(b), "schedule of uses - nonresidential."

(2) *Height and area regulations.* The height of buildings, the minimum dimensions of the lots and yards shall be as follows:

Maximum height	160'
Minimum front yard setback	20'
Maximum front yard setback	100'
Minimum side yard setback[2]	No minimum
Minimum side yard setback adjacent to residential[2]	5'
Minimum rear yard setback	No minimum
Minimum rear yard setback adjacent to residential	35'
Minimum lot width	50'
Minimum lot area[3]	1 acre

Note 1. Height. Nonresidential buildings shall not exceed 60 feet. Portions of buildings within 120 feet of a single-family residential lot may not exceed 45 feet in height. Beyond 120 feet, the building must fit within a plane created by a slope of one foot in additional height for each additional three feet from the property line.

Note 2. Side yard. Where a lot abuts upon the side of a lot zoned for dwelling purposes there shall be a side yard of not less than five feet, otherwise no side yard shall be required but, if provided, it shall be not less than five feet. On corner lots, with lots having reversed frontage at the rear, the side yard requirements shall be the same as A-2 Single-Family District.

Note 3. Lot size. The minimum lot size for nonresidential districts is one acre, unless otherwise approved through the site plan process.

Staff is proposing the following changes to Sec.106.03.03(e) Light Commercial District, "TABLE U, LC LIGHT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS":

(e) *LC Light Commercial District.*

(1) *Use regulations.* No building, structure, land or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in section 106.05.01(b), "schedule of uses - nonresidential."

(2) *Height and area regulations.* The height of buildings, the minimum dimensions of the lots and yards shall be as follows**, with allowance for administrative modification of up to 10%**:

Maximum height[1]	60'
Minimum front yard setback **on TxDOT roadways**	20'
Minimum front yard setback on all other roadways	**10'**
Maximum front yard setback on TxDOT roadways	**80'**
Maximum front yard setback on all other roadways	**30'**
Minimum side yard setback[2]	No minimum
Minimum side yard setback adjacent to residential[2]	**20'**
Minimum rear yard setback	No minimum
Minimum rear yard setback adjacent to residential	35'
Minimum lot width	50'
Minimum lot area[3]	**10,000 square feet**
Maximum Lot Coverage	**70%**

The changes shown above would allow flexibility for infill development and redevelopment, encourage buildings to locate closer to the street in order to activate the commercial frontages, and provide maximum impervious surface coverage, as one does not currently exist within this district. Additionally, the side year setback, when commercial development is adjacent to single-family residential, is revised from 5 feet to 20 feet in order to match the current landscape requirements for a 20-foot landscaped buffer along the same adjacency.

Sec. 106.05.01 Schedule of Uses currently allows the following uses as-of-right or through a Conditional Use Permit (CUP) within the Light Commercial District:

- Alternate energy systems; Solar panels/devices and Wind energy conversion systems (WECS).
- Alternative financial services
- Auto Parking, lot or garage
- Bank, savings and loan, credit union
- Communication Tower
- Mixed-used Building
- Motorcycle sales/service
- Restaurant, drive-in
- Restaurant, drive-thru

Staff is proposing that these uses require a Specific Use Permit (SUP), per Sec. 106.05.02.2 Special Regulations for Specific Permanent Land Uses (other than accessory uses), in order to allow the

Administration to review each application for situational suitability, and ensure that the site layout criteria are being followed. It should be noted that Alternative Financial Services and Communication Towers are currently shown on the use chart as allowed through CUP, but within the special regulations sections they are identified as requiring SUP, so this is simply a correction to the use chart, across all districts.

It should also be noted that mixed-use buildings (retail ground floor and/or residential/commercial above) are currently allowed through CUP within the Light Commercial, Heavy Commercial, Light Industrial, and Heavy Industrial districts; which is an administrative approval if the site meets the criteria outlined through th CUP section. Staff has concerns about the current definition and criteria lacking appropriate regulation and believes that it would be more appropriate to require review and approval by Town Council. As part of this amendment process, Staff is proposing to make the mixed-use building use require an SUP within the Light Commercial, Heavy Commercial, Light Industrial, and Heavy Industrial districts.

Sec. 106.05.02.2 Special Regulations for Specific Permanent Land Uses (other than accessory uses) subsequently has to be amended, especially to include the specific criteria for the newly listed uses requiring a Specific Use Permit (SUP). The following subsection will be added for uses containing drive-thru and drive-in facilities:

(y) Drive-in or drive-thru facilities

(1) *Application.* Drive-in or drive-thru facilities shall be considered through the specific use permit process, subject to review and approval by Town Council.

(2) *Definition.* Establishments providing services to customers in motor vehicles that are either temporarily parked, or through a service window and a drive-thru lane, such as drive-in or drive-thru restaurants, banks offering drive-thru services, gas pumps/fuel sales, or similar concepts.

(3) *Regulations.*

a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.

b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.

c. Screening shall be provided between the facility and any public right-of-way using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.

d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be considered front of the building and a primary entrance.

(4) *Approval.* Town council through the SUP process.

The following subsection will be added to Sec. 106.06.42 Parking Access from a Public Street in order to provide for additional access and connectivity standards for all commercial properties.

(g) *Commercial property access and connectivity*.

(1) Access to the parking lot shall be limited to a side street, common drive, or from a cross-access easement through the block. Access from TxDOT roadways shall be managed through TxDOT permitting process.

(2) Cross-access priority shall be at the rear of the lot or through an alley. When rear cross-access or alley is not available, a slip lane condition at the front of the lot may

be permitted.

(3) Driveways shall be limited to side streets as a primary option. An alternative to side street access, shared driveways between lots, may be permitted. Preference will be given towards overall corridor connectivity.

(4) Director of Development Services, or assignee, shall have the discretionary authority to consider and approve exceptions to these requirements, on a case-by-case basis, based on compelling evidence requiring alternate measures to ensure traffic safety and circulation.

The following subsection will be added to Sec. 106.06.44 Off-street Parking Standards - Nonresidential and Multifamily Districts in order to limit parking lot location to the side and back of the building, and allow for a slip road condition limiting parking along the street frontage.

(m) *New construction.* All new construction shall have parking developed to the side or rear of the building, with cross-access connectivity between lots to access parking from side streets.

(1) Temporary driveways may be used to provide access to side and rear parking lots while cross-access is being established.

(2) Front parking may be accommodated by using slip lanes along TxDOT highways.

i. If a slip lane is planned, there shall be no more than one row of head-in parking on either side of the drive aisle (one row along the right-of-way and one row along the building).

ii. If a slip lane is planned, screening of the front parking is required using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.

The proposed amendments will allow flexibility for new development, infill development, and redevelopment on commercial property throughout Town, as well as allow Staff official regulations and flexibility to ensure quality unique development in line with the Town's Strategic Vision.

Commission Findings.

At their regular meeting on July 21, 2022, the Planning and Zoning Commission made a recommendation to approve the proposed amendments with the exception that the minimum lot size for commercial lots under Light Commercial zoning district, should remain at one acre, with seven in favor and zero against. This change has been reflected in the ordinance and documents attached to this item.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDED ACTION:

Planning and Zoning Commission recommends approval of the proposed text amendments.

Attachments

Sec. 106.03.03 Zoning districts—Non-residential, commercial, industrial. (redlined)

Sec. 106.05.01 Schedule of uses. (redlined)

Sec. 106.05.02.2 Permanent land uses (other than accessory uses). (redlined)

Sec. 106.06.42 Parking access from a public street—All districts. (redlined)

Sec. 106.06.44 Off-street parking standards—Nonresidential and multifamily districts. (redlined)
Ordinance No. 1682 - Chapter 106 Zoning Ordinance Amendments

Sec. 106.03.03 Zoning districts—Non-residential/commercial/industrial.

(e) *LC Light Commercial District.*

(1) *Use regulations.* No building, structure, land or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in section 106.05.01(b), "schedule of uses - nonresidential."

(2) *Height and area regulations.* The height of buildings, the minimum dimensions of the lots and yards shall be as follows, with allowance for administrative modification of up to 10%:

ARTICLE III, TABLE U	
LC LIGHT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS	
Maximum height[1]	60'
Minimum front yard setback on TxDOT roadways	20'
Minimum front yard setback on all other roadways	10’
Maximum front yard setback on TxDOT roadways	80 ~~100~~'
Maximum front yard setback on all other roadways	30’
Minimum side yard setback[2]	No minimum
Minimum side yard setback adjacent to residential[2]	20 ~~5~~'
Minimum rear yard setback	No minimum
Minimum rear yard setback adjacent to residential	35'
Minimum lot width	50'
Minimum lot area[3]	1 acre
Maximum Lot Coverage	70%

Note 1. Height. Nonresidential buildings shall not exceed 60 feet. Portions of buildings within 120 feet of a single-family residential lot may not exceed 45 feet in height. Beyond 120 feet, the building must fit within a plane created by a slope of one foot in additional height for each additional three feet from the property line.

Note 2. Side yard. Where a lot abuts upon the side of a lot zoned for dwelling purposes there shall be a side yard of not less than five feet, otherwise no side yard shall be required but, if provided, it shall be not less than five feet. On corner lots, with lots having reversed frontage at the rear, the side yard requirements shall be the same as A-2 Single-Family District.

Note 3. Lot size. The minimum lot size for nonresidential districts is one acre, unless otherwise approved through the site plan process.

Sec. 106.05.01 Schedule of uses.

Land and buildings in each of the following classified districts may be used for any of the following listed uses but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than uses specified for the district in which it is located as set forth by the use schedule located in section 106.05.01(a) and (b), "Schedule of uses - residential" and "schedule of uses - nonresidential," respectively.

(b) *Nonresidential zoning districts uses.* P=permitted by right; C=Conditional Use; S=Specific Use Permit required.

ARTICLE V, TABLE B Nonresidential Zoning Districts	AG	O	NS	CF	LC	HC	LF	LI	HI
	Agricultural	Office	Neighborhood Services	Community Facilities	Light Commercial	Heavy Commercial	Lakefront	Light Industrial	Heavy Industrial
Primary Residential Uses									
Amenity center							P		
Dwelling, accessory	P								
Dwelling, assisted living facility		S			S	S			
Dwelling, assisted living home									
Dwelling, boarding house or rooming house									
Dwelling, duplex									
Dwelling, group home									
Dwelling, HUD Code man. home									
Dwelling, listed family home									
Dwelling, live-work unit							P		
Dwelling, mobile home									
Dwelling, model home									

Dwelling, multifamily									
Dwelling, single-family detached	P								
Dwelling, townhome							P	S	S
Senior living facility		S			S		S		
Mixed use building					~~C~~ S	~~C~~ S	P	~~C~~ S	~~C~~ S
Accessory and Incidental Uses									
Accessory structure	C	C	C	C	C	C	C	C	C
Automated dispenser machine			P		P	P		P	P
Automated intake machine			S		S	S		S	S
Automated teller machine, off-site			S		S	S		S	S
Caretaker's/guard's residence						C		C	C
Construction yard, field office, temporary	C	C	C		C	C	C	C	C
Farm accessory building	C								
Home occupation	C				C	C	C		
Open storage, permanent/ongoing	S				S	S		S	S
Open storage, temporary					C	C		C	C
Seasonal sales	C				C	C		C	C
Solar panels, devices, commercial		C			~~C~~ S	C	C	C	C
Vending kiosk, commercial		C			C	C	C	C	C
Vending kiosk, not-for-profit	C	C	C	C	C	C	C	C	C
Wind energy conversion system (WECS)	C	C	C	C	~~C~~ S	C	C	C	C
Assembly uses	S	P	P	P	P	P	P	P	P
Athletic stadium or field	S	S	S	P	S	S		S	S

Cemetery or mausoleum	S	S	S		S	S		S	S
Institutional and Special Uses									
College, university, or trade school	S	P	S	P	P	P	S	P	P
Farm, ranch, stable, garden, or orchard	P								
Fraternal organization, lodge, civic club, fraternity, or sorority		P	P		P	P	P	P	P
Golf course, tennis club, polo club, or country club (private)	S	S	S	P	P	P		P	P
Gun or archery range, indoor				S	S	S		S	S
Hospital		S	S	P	P	P		P	P
Municipal uses operated by the Town of Little Elm	P	P	P	P	P	P	P	P	P
Museum/art gallery		S	S	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Recreation center	S	P	P	P	P	P	P	P	P
Religious facility	P	P	P	P	P	P	P	P	P
School, private, charter or parochial	S	S	S	S	S	S	S	S	S
School, public	P	P	P	P	P	P	P	P	P
Infrastructure Type Uses									
Airport/landing field/heliport		C		C	C	C	C	C	C
Alternate energy system	C	C	C	C	~~C~~ S	C	C	C	C
Communication tower	C	C	C	C	~~C~~ S	C	S	C	C
Electric power generating plant	S			S	S	S		S	P
Electric substation	S	S	S	S	S	S	S	S	S
Helipad									
Private utility, other than listed	P	P	P	P	P	P	P	P	P

Sewage pumping station	P	P	P	P	P	P	P	P	P
Sewage treatment plant	S	S	S	S	S	S		S	S
Telephone exchange	S	S	P		P	P	P	P	P
Transit center/bus terminal		P	P		P	P	P	P	P
Utility distribution/transmission line	S	S	S		S	S	S	S	S
Water Reservoir, water pumping station, water well	P	P	P		P	P	P	P	P
Water treatment plant	S	S	S		S	S		S	S
Retail Uses									
Antique shop and used furniture, inside only					P	P	P	P	P
Arcade					S	S	S	S	S
Bakery, candy or ice-cream shop			P		P	P	P	P	P
Bar/brewpub					S	S	P	S	S
Building material and hardware sales, major					P	P	P	P	P
Building material and hardware sales, minor					P	P	P	P	P
Commercial amusement, indoor					P	P	P	P	P
Commercial amusement, outdoor					S	S	S	P	P
Farmers market					S	S	S	S	
Florist			P		P	P	P	P	P
Greenhouse/nursery for plant sales		S			P	P	P	P	P
Heavy machinery sales and storage						P		P	P
Portable building sales					S	P		P	P
Private club					S	S			
Restaurant, dine-in		S	P		P	P	P	P	P
Restaurant, drive-in			S		~~P~~ S	P	P	P	P

Restaurant, drive-thru			S		~~P~~ S	P	P	P	P
Restaurant, with brewpub					P	P	P	P	P
Restaurant, pick-up only					P	P	P	P	P
Smoking Establishment		S	S		S	S	S	S	S
Store, big box					P	P	P	P	P
Store, convenience			P		P	P	P	P	P
Store, discount, variety, or department store					P	P	P	P	P
Store, drugstore or pharmacy					P	P	P	P	P
Store, feed					P	P		P	P
Store, florist			P		P	P	P	P	P
Store, grocery					P	P	P	P	P
Store, hardware and home imp.					P	P	P	P	P
Store, incidental (within another use)					P	P	P	P	P
Store, liquor					S	S	S	S	S
Store, pet shop					S	S	S	S	S
Store, shopping center					P	P	P	P	P
Store, other than listed above					P	P	P	P	P
Theatre, indoor		S			P	P	P	P	P
Theatre, drive-in					S	P		P	P
Winery/brewery retail sales					P	P	P	P	P
Service Uses									
Alternative financial services					~~C~~ S	C		C	C
Bank, savings and loan, or credit union		P			~~P~~ S	P	P	P	P
Bed and breakfast inn	S	P	P		P		P		

Body art studio						S	S	S	S
Business Service	S	S	S		S	S	S	S	S
Campground or RV park	S								
Catering service					P	P	P	P	P
Child care center		S	S		S	S	S	S	S
Child care center, in-home	C								
Cleaning and pressing (small shop/pickup)			P		P	P	P	P	P
Clinic/medical lab		P	P		P	P	P	P	P
Clinic, animal (no outside runs)	S		P		P	P	P	P	P
Clinic, animal (with outside runs)	S				S	P		P	P
Commissary					S	S		S	S
Contractor's shop with outside storage						P		P	P
Contractor's shop inside only					P	P		P	P
Custom personal service		P	P		P	P	P	P	P
Day Service, Adult		S	S		S	S	S	S	S
Fairgrounds/exhibition area		S			S	P		P	P
Fortune teller/psychic						S		S	S
Funeral home/crematorium		S			S	S		S	S
Funeral home/mortuary		S			P	P	P	P	P
Gunsmith					P	P	P	P	P
Gymnastics/dance studio/martial arts		P	P		P	P	P	P	P
Health/fitness center		P			P	P	P	P	P
Hotel, extended stay					S	S	S	S	S
Hotel, full service					P	P	P	P	P
Hotel, limited service					S	S	S	S	S

Household appliance service and repair		S	P		P	P	P	P	P
Incidental retail and service uses			P		P	P	P	P	P
Kennel, no outside runs					P	P	P	P	P
Kennel, with outside runs					S	S	S	S	S
Laundry/dry cleaning, commercial						P		P	P
Laundry/dry cleaning, pickup station			P		P	P	P	P	P
Laundry/dry cleaning, self-service					P	P		P	P
Motel									
Office, professional and general administrative		P	P		P	P	P	P	P
Personal service (other than listed)					P	P	P	P	P
Print shop, minor retail shop					P	P	P	P	P
Sexually oriented businesses								C	C
Studio, photography, music, artistry		P	P		P	P	P	P	P
Studio, media		P			P	P	P	P	P
Automobile and Vehicular Uses									
Auto/boat repair, major					S	S		S	S
Auto/boat repair, minor					S	S		S	S
Auto/boat sales, accessories only					P	P	P	P	P
Auto/boat sales/leasing, new, outdoor display					S	S		P	P
Auto/boat sales, used, outdoor display						S		P	P
Auto/boat/RV storage						S		P	P
Auto parking, lot or garage		P			~~P~~ S	P	P	P	P
Auto wash, automated					S	S		S	S
Auto wash, full-service					S	S		S	S

Auto wash, self-serve						S		S	S
Gas pumps/fuel sales					S	S		S	S
Manufactured/mobile home display and sales								S	P
Motorcycle sales/service					~~P~~ S	P		P	P
Truck, trailer, heavy equipment, RV, bus repair								P	P
Truck, trailer, heavy equipment, RV and bus sales and leasing						P		P	P
Truck terminal						P		P	P
Industrial and Manufacturing Uses									
Concrete batch plant, permanent									S
Concrete batch plant, temporary	C	C	C		C	C		C	C
Machine/welding shop								P	P
Manufacturing or industrial uses, heavy									C
Manufacturing or industrial uses, light								C	C
Mini-warehouse/self-storage						S		S	S
Office/showroom						P		P	P
Print shop, industrial						P		P	P
Research and dev't center						P		P	P
Salvage yard, wrecking yard									S
Warehouse/distribution center								P	P
Winery/brewery/distillery manufacturing					S	S	P	P	P

(Ord. No. 1407, § 2, 8-15-2017; Ord. No. 1582 , § 2, 12-1-2020; Ord. No. 1587 , § 2, 1-5-2021)

Sec. 106.05.02.2 Permanent land uses (other than accessory uses).

(a) *Airport/helipad/heliport.*

(1) *Application.* Approval of an airport, landing field, or heliport requires a special use permit, subject to review and approval by town council.

(2) *Definitions.*

a. *Airport/heliport.* A place where aircraft and/or helicopters can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for pilots and passengers.

b. *Helipad.* A place, typically on the roof of a hospital or a small ground area where helicopters may land and take off, but without any service or fueling capabilities.

(3) *Regulations.*

a. No such use shall be located within 400 feet of any residential structure, and no residential structure shall be located within 400 feet of any such use.

b. No such use shall be located within 400 feet of any area zoned residential by the town or shown as residential on the existing Comprehensive Land Use Plan of the town.

c. Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the proposed use to the closest point of the residential structure or area.

d. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

(4) *Approval.* Town council through the SUP process.

(b) *Alternative energy sources—Solar panels/devices.*

(1) *Application.* The application to allow a solar device or system, for residential use, requires the approval of a conditional use permit, issued at the discretion of the director~~.~~; for non-residential use, requires the approval of a specific use permit, subject to the review and approval by Town Council.

(2) *Definition.* A solar panel or device is a structure that is intended to capture the light from the sun and transfer that energy to electricity for general use.

(3) *Regulations for single-family residential use:*

a. Is in compliance with state law and poses no threat to public health or safety;

b. Is located solely on private property;

c. Includes approval letter from the HOA with submittal for the CUP, if applicable.

d. Installation and maintenance in compliance with manufacturer's recommendations and warranties;

e. Roof mounted:

1. Panels shall be designed and installed in conformance with the International Fire Code, as amended;

2. Panels must conform to the slope of the roof, unless mounted on a roof slope that is not visible from the right-of-way; and

3. Roof mounted panels should be designed and installed to reduce excessive glare.

f. Ground mounted:

1. Prohibited in front yards.

2. Ground mounted devices shall follow the setbacks required for accessory structures within the specific zoning district.

3. Device shall not be visible from either the public right-of-way or the adjacent properties;

4. Device shall be screened by a wooden or masonry fence and no device shall extend above the fence line.

5. Where fences are not allowed within the residential subdivision, a solid evergreen hedge which shall be maintained at a minimum of six feet in height within 18 months of planting.

(4) Regulations for nonresidential structures:

a. Is in compliance with state law and poses no threat to public health or safety;

b. Is located solely on private property;

c. Installation and maintenance in compliance with manufacturer's recommendation and warranties;

d. Is located on the roof;

e. Panels located on a sloped roof may not extend beyond the roofline and must conform to the slope of the roof, unless mounted on a roof slope that is not visible from the public right-of-way.

f. Panels located on a flat roof must be screened from view from the adjacent roadways.

~~g. No ground mounted solar panels are permitted in nonresidential districts without the approval of a specific use permit, subject to the review and approval of the town council.~~

(5) *Approval.* For residential use, ~~O~~once the director has determined that the conditions listed in (3) above have been met, approval for the conditional use permit may be granted. For non-residential use, approval is subject to review by Town Council through the SUP process.

(c) *Alternative energy sources—Wind energy conversion system (WECS).*

(1) *Application.* The application to allow a WECS system, for residential use, requires the approval of a conditional use permit, issued at the discretion of the director; for non-residential use, requires the approval of a specific use permit, subject to the review and approval by Town Council.

(2) *Definition.* A WECS device is a structure that is intended to capture the wind and transfer that energy to electricity for general use.

(3) *Regulations for single-family residential use:*

a. Freestanding WECS are prohibited on residential lots less than one acre in size.

b. Shall not be allowed in the front yard.

c. The highest point of a roof-mounted WECS shall not project more than five feet above the roof line, excluding the highest point of the blade arc.

d. Freestanding WECS shall be of monopole design and shall not be located in any required setback.

e. Freestanding WECS shall abide by the height and setback regulations of the specific zoning district and be located at least a distance equal to the height of the pole away from any structure or property line.

(4) *Regulations for other than single-family residential use:*

a. WECS may exceed the height limits of the zoning district, up to a maximum of 80 feet, if located at least a distance from any residential district boundary line or residential dwelling equal to the height of the support structure. Height shall not include the highest point of the blade arc and shall refer to the highest point of the pole structure.

b. The minimum lot size required for a WECS is one acre. Only one low impact WECS shall be allowed per platted lot.

c. The WECS shall not be located within any required setback area for the front, side or rear yards.

d. The WECS' freestanding blade arc spheres shall have a minimum 30-foot clearance from any structure, tree or any other impediment.

e. All associated wiring shall be buried underground by means of a conduit system, or if ground-mounted equipment is required, then a minimum eight-foot-high masonry wall shall be constructed.

f. The WECS shall be constructed in a monopole design of tubular steel and shall be self-supporting without the use of guy wires or other similar features.

g. The WECS shall be a neutral or earth tone color. The proposed paint type shall be a dull or matte finish so as to reduce the possibility of any glare or reflection and to minimize the visual obtrusiveness of the WECS.

h. All commercial signs, flags, lights and attachments shall be prohibited on the WECS, unless required for structural stability, or as required for flight visibility by the Federal Aviation Administration (FAA).

i. The WECS shall be equipped with both a manual and an automatic braking device capable of stopping the WECS' operation in high winds.

j. The WECS shall meet or exceed current standards and regulations of the FAA and any other agency of the state or federal government with the authority to regulate such systems.

k. The WECS shall not be grid-interconnected until and unless evidence has been provided to the town that the appropriate electric power provider has approved the customer's intent to install a grid-connected customer-owned WECS and that the customer's system meets the utility's approved specifications for interconnection.

l. The WECS shall be grounded and shielded to protect against natural lightning strikes and stray voltage, including the blades.

m. The WECS shall be adequately designed structurally, electrically, and in all other respects to accommodate the safety and general well-being of the public.

n. The WECS shall be maintained at all times according to the manufacturer's specifications.

o. The WECS shall be filtered, shielded or otherwise designed and constructed so as not to cause electrical, radio frequency, television and other communication signal interference.

p. The WECS shall be prohibited from including a tower climbing apparatus within 12 feet of the ground.

q. The WECS shall adhere to the performance standards of the zoning ordinance, in regard to maximum sound pressure levels. The noise levels measured at the property line of the property on which the conversion system has been installed shall not exceed 60 decibels and in no event shall the conversion system create a nuisance.

r. If the WECS is not in operation for a period of six months, it shall be deemed abandoned and shall be removed at the owner's expense.

s. ~~With the approval of a specific use permit, in any district, any one or more of the above development standards may be excused, subject to review and approval by the town council.~~

(5) *Approval.* For residential use, ~~O~~once the director has determined that the conditions listed in (3)~~ or (4~~) above, as applicable, have been met, approval for the conditional use permit may be granted. For non-residential use, approval is subject to review by Town Council through the SUP process.

(d) *Alternative financial services.*

(1) *Application.* Approval of an alternate financial services facility requires a specific use permit, subject to review and approval by town council.

(2) *Definition.* A check cashing business, payday advance or loan business, money transfer business, car title loan business or pawn shop (see section 106.01.14, "land use definitions" for more detailed definitions of each type of alternative financial services).

(3) *Regulations.*

a. Alternative financial services shall be situated only within a freestanding building on a platted lot and shall not be co-located in the same structure as other uses.

b. A lot containing an alternative financial service shall be located at least 1,000 feet from any lot containing another alternative financial service, as measured in a straight line between the nearest points of one lot to the other lot.

c. A lot containing an alternative financial service shall be located at least 200 feet from any lot zoned or used for residential purposes, as measured in a straight line between the nearest points of one lot to the other lot.

d. No lot containing an alternative financial service shall be located within 500 feet of the rights-of-way of Eldorado Parkway, F.M. 720 or F.M. 423.

e. No alternative financial services shall be permitted within the Lakefront District.

(4) *Approval.* Town council through the SUP process.

(e) *Bars/brewpubs (this classification also includes wine tasting bars, growlers, and other similar uses).*

(1) *Application.* Approval of a bar or brewpub requires a specific use permit, subject to review and approval by town council, unless located within a zoning district or overlay district that allows these uses by right.

(2) *Definition.* An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premises consumption.

(3) *Regulations.*

a. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar, brewpub, or similar use.

b. All alcohol-related activities must meet all standards found in chapter 10, alcoholic beverages, of the Little Elm Code of Ordinances.

(4) *Approval.* Town council through the SUP process, unless located within a zoning district that allows these uses by right.

(f) *Bed and breakfast.*

(1) *Application.* The application to allow a bed and breakfast within a private residence requires the approval of a conditional use permit, issued at the discretion of the director.

(2) *Definition.* A residential home, occupied by the owner or manager, where the owner or manager rents one or more bedrooms for remuneration and provides a breakfast meal to the guest(s).

(3) *Regulations.*

a. Guest parking must be provided on the residential lot and not on the street.

b. The owner or manager shall be responsible for any noise or disruption of the neighborhood caused by the guests.

c. The owner or manager shall register with the state to pay any applicable taxes and shall pay the hotel occupancy tax to the Town of Little Elm on an quarterly basis.

(4) *Approval.* Once the director has determined that the bed and breakfast is appropriate for the location requested and that the regulations listed in (3), above, have been met and will continue to be met, approval for the conditional use permit may be granted.

(g) *Caretaker or guard residence.*

(1) *Application.* Part of the site plan process.

(2) *Definition.* A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard, and his/her family, employed on the premises.

(3) *Regulations—No specific regulations.* Approval is subject to the director's discretion.

(4) *Approval.* A caretaker or guard residence shall be approved as part of the site plan process.

(h) *Communication antennas.*

(1) *Application.* Approval of an additional or substitute antennas on an existing communication tower requires a conditional use permit, issued at the discretion of the director.

(2) *Definition.* An antenna is an instrument or device consisting of wires, poles, rods, or reflecting discs, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum.

(3) *Regulations.*

a. A commercial antenna may be attached to a utility structure (elevated water tank, electric transmission pole, etc.) regardless of the height of said structure, provided that the antenna does not extend more than ten feet above the height of said structure.

b. A commercial antenna may be placed wholly within any building permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building/structure if it is painted and/or disguised to integrate into the overall architectural design and is not readily visible/identifiable as an antenna from public roadways or neighboring residential properties.

c. All commercial signs, flags, lights and attachments shall be prohibited on any antenna or antenna support structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the Federal Aviation Administration (FAA).

d. No communication tower, antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires or appurtenances shall be located within any required setback area for the front, side or rear yards.

e. At time of application, existing condition coverage maps of the vicinity shall be submitted showing current coverage and coverage after construction.

6. Collocation of antennas and antenna support structures shall be required.

(4) *Approval.* Once the director has determined that the location of the antenna or antennas is appropriate for the tower or location requested and that the regulations listed in (3), above, have been met and will continue to be met, approval for the conditional use permit may be granted.

(i) *Communication support structure/tower.*

(1) *Application.* Approval of a communication tower or support structure requires a special use permit, subject to review and approval by town council.

(2) *Definitions.*

a. *Antenna support structure, commercial.* An antenna and its support structure used for commercial broadcasting or telecommunication purposes. This definition shall also include a satellite dish exceeding 12 feet in diameter and a microwave-transmitting tower. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable state and federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. Definition includes ancillary ground equipment.

b. *Antenna and/or antenna support structure, noncommercial.* An instrument or device consisting of wires, poles, rods, or reflecting discs and its support structure not exceeding 40 feet in height above the ground elevation at the base of the support structure, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum. This definition shall also include a satellite dish antenna not to exceed 12 feet in diameter.

c. *Antenna, stealth.* A stealth antenna is a commercial antenna that is designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

1. Antennas within a building's attic space,

2. Antennas on the roof of a minimum three-story building and not visible from the property line of the lot on which the antenna is located,

3. Antennas on a public utility structure, such as a water tower or high transmission line support tower, and painted to match the structure,

4. Antennas located within a structure such as a flagpole, church steeple, subdivision monument, clock tower, or similar architectural feature, and antennas located on an athletic field light pole.

d. *Antenna support structure.* Any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signals.

(3) *Regulations.*

a. Commercial towers may exceed the height limits of the zoning district, up to a maximum height of 125 feet, if located a distance from any residential district boundary line or residential dwelling at least equal to the height of the support structure.

b. Towers shall be of stealth, monopole design with no visible antennas, wires, racks or transmitters.

c. Tower sites shall be screened with a minimum eight-foot-high solid masonry wall with a solid metal gate.

d. Towers shall be designed structurally, electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for at least three additional users if the tower is 100 feet or greater in height, or for at least two additional users if the tower is over 50 feet, but less than 100 feet in height.

e. Towers shall be a muted and dull shade of grey or blue to match the sky, or if applicable, shall match the background color of the landscape and terrain.

f. Towers shall be accessible by a 24-foot-wide concrete fire lane, subject to review and approval by the fire marshal.

g. There shall be a minimum of one concrete parking space that is not located in a fire lane.

h. A commercial antenna may be attached to a utility structure (elevated water tank, electric transmission pole, etc.) regardless of the height of said structure, provided that the antenna does not extend more than ten feet above the height of said structure.

i. A commercial antenna may be placed wholly within any building permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building/structure if it is painted and/or disguised to integrate into the overall architectural design and is not readily visible/identifiable as an antenna from public roadways or neighboring residential properties.

j. All commercial signs, flags, lights and attachments shall be prohibited on any antenna or antenna support structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the Federal Aviation Administration (FAA).

k. No communication tower, antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires or appurtenances shall be located within any required setback area for the front, side or rear yards.

l. At time of application, existing condition coverage maps of the vicinity shall be submitted showing current coverage and coverage after construction. Communication towers require site plan approval, prior to making application for a building permit.

m. Collocation of antennas and antenna support structures shall be required. No new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the town that no existing antenna support structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

    1. No existing towers or structures are located within the geographic area which meet the applicant's engineering requirements;

    2. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements;

    3. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or

    4. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

n. A lot containing a communication tower shall be located at least 2,000 feet away from any lot containing another communication tower greater than 50 feet in height, as measured in a straight line between the nearest points of one lot to the other lot.

o. With the approval of a specific use permit, any one or more of the above development standards may be excused, subject to review and approval by the town council.

(4) *Approval.* Town council through the SUP process.

(j) *Home child care.*

(1) *Application—None required from the town* . Home child care facilities are regulated by the state.

(2) *Definition.* A home occupation that provides regular child care for compensation in their primary residence for less than 24 hours a day.

(3) *Regulations.* It is considered a violation of this section for a facility to provide care for a number of children that exceeds what is allowed per the classification shown on the state permit to be submitted with the town's home occupation registration. Uses must register with the town annually and show proof of state permit. This use is subject to regulation by the Texas Department of Family and Protective Services and all home occupation regulations of the Town of Little Elm Code of Ordinances.

(4) *Approval.* No approval is needed from the town.

(k) *Home occupations.*

(1) *Application.* None required unless if subsection (3) applies. Home occupations are conducted at the discretion of the property owner.

(2) *Definition.* A home occupation is defined as a business, occupation or profession which is an accessory use of a residential dwelling unit conducted by a resident thereof and which is clearly customary, incidental and a subordinate secondary use of the residential dwelling unit or residential premises by the resident thereof and which does not alter the exterior of the property or affect the residential character of the neighborhood. Home occupations may be permitted in accordance with the use chart in section 106.05.01(a), "schedule of uses - residential." A home-based business is permitted as an incidental use and is secondary to the use of a dwelling. As such, the town council may at any time amend this subsection to terminate any or all home-based business uses without creating nonconforming rights to the continuance of a home-based business.

(3) *Certificate of occupancy (CO) required in specific cases.* No resident shall be allowed to operate a home-based business that employs anyone other than the occupants of the residence unless and until the building official has issued an annual registration certificate and has conducted a certificate of occupancy inspection. The issuance of a certificate requires that a person operating a home occupation affirm knowledge of, and intent to comply with, all ordinances applicable to home occupations. The building official shall establish that the proposed use is allowable under the terms of this chapter. The issuance of a certificate of occupancy shall not authorize any violations of any ordinance, rule, code or regulation of the Town of Little Elm.

(4) *Regulations.* Home occupations are subject to the following conditions and requirements:

a. No signage associated with the home occupation and visible from outside of the dwelling shall be allowed on the premises, except as may be authorized or permitted by other applicable ordinances of the town.

b. Only occupants of the residence may be employed on-site at any time. This shall not include the coordination or supervision of employees who do not regularly visit the house or premises for purposes related to the business. If employees other than the residents of the house are present, then a certificate of occupancy must be obtained from the building official (see 3, above).

c. Outdoor activities are not allowed, unless the activities are screened from neighboring property and public rights-of-way.

d. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m. for outdoor activities.

e. There shall be no exterior storage of material, equipment, vehicles and/or supplies used in conjunction with the home occupation.

f. A home occupation shall not serve as an office or storage facility for a vehicle fleet operation in which fleet vehicles visit the site. A "fleet" is defined as three or more business vehicles.

g. The home occupation shall not produce offensive noises, vibrations, smoke, dust, odors, heat or glare that extend beyond the property lines.

h. No major alterations to the property or exterior of the dwelling unit shall be allowed that changes the residential character of the dwelling unit or premises. The occupation use must be clearly incidental and secondary to the residential use of the dwelling and may not alter the existing residential character of the principal dwelling or the garage/accessory building.

i. No repair or servicing of vehicles, internal combustion engines, large equipment or large appliances shall be allowed.

j. No storing of hazardous materials for business purposes shall be allowed on the premises either inside or outside the structures.

k. Merchandise, commodities, goods, wares, materials or products shall not be offered or displayed for sale on the premises, excluding fruits and vegetables grown on-premises. Sales incidental to a service shall be allowed; and orders previously made by telephone or at a sales party may be filled on the premises.

l. No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood or create unreasonable parking or traffic congestion for the abutting or adjoining neighbors or for the immediate neighborhood, and any need for parking must be accommodated within the off-street parking provided for the residence (i.e. the driveway or garage) and along the street frontage of the lot in question.

m. Homeowners/occupants who establish an occupation in their residence must adhere to all of the above conditions.

(5) *Approval.* No approval is needed unless the home based business meets the criteria listed in (3), above. In that case, the building official must determine that the home based business meets all the criteria listed in (4) above and issue a certificate of occupancy (CO) for a period of one year. This CO must be renewed each year.

(l) *Hotel, extended stay.*

(1) *Application.* The application to allow a residence or extended stay hotel requires the approval of a specific use permit, subject to review and approval by town council.

(2) *Definition.* A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Residence hotel room units are designed to be suitable for long term occupancy with financial consideration typically being calculated on a weekly or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities and living spaces in addition to a sleeping area.

(3) *Regulations.* Residence or extended stay hotels shall include all of the following amenities:

a. A minimum of 80 guest rooms and/or suites;

b. Guest room access from an interior hallway;

c. Laundry facilities adequate to serve the residents at full capacity;

d. Playground equipment and open space as determined by the director; and

e. Minimum of 800 square feet of pool surface area;

(4) *Approval.* Following a recommendation from the planning and zoning commission, the town council has the discretion to approve or deny the SUP for an extended stay hotel based on if the regulations listed in (3), above, have been met and that the proposed location is in keeping with the Comprehensive Plan.

(m) *Hotel, full service.*

(1) *Application.* A full service hotel that meets all of the requirements listed in (3) below requires only site plan approval since they are allowed by right in those districts that allow hotels. Any failure to meet one or more of the listed regulations requires an application for a special use permit, which is subject to review and approval by the town council.

(2) *Definition.* A full service hotel is considered a top tier hotel in terms of amenities and service. It includes all of the amenities listed in (3) below and often exceeds these minimum standards.

(3) *Regulations.* Full service hotels shall include all of the following amenities:

a. A minimum of 80 guest rooms and/or suites;

b. A minimum of 4,000 square feet of meeting room space;

c. A minimum of one restaurant that provides three meals per day with on-site preparation and service provided by wait staff, hostesses, etc. and seating for a minimum of 30 customers;

d. Guest room access from an interior hallway;

e. Minimum of 800 square feet of pool surface area; and

f. Attached covered drive-through area adjacent to the hotel lobby or reception area.

(4) *Approval.* Full service hotels that meet all of the amenities listed above may be approved by right in those districts that allow hotels. Any failure to meet one or more of the above list of amenities shall be considered by the town council through the SUP process.

(n) *Hotel, limited service.*

(1) *Application.* The application to allow a limited service hotel requires the approval of a special use permit, subject to review and approval by town council.

(2) *Definition.* A limited service hotel provides travelers an economical choice with fewer amenities than a full service hotel.

(3) *Regulations.* Limited service hotels shall include all of the following amenities:

a. A minimum of 700 square feet of meeting room space;

b. Limited food and beverage service, but including breakfast buffet service;

c. Guest room access from an interior hallway;

d. Minimum of 400 square feet of pool surface area; and

e. Attached covered drive-through area adjacent to the hotel lobby or reception area.

(4) *Approval.* Following a recommendation from the planning and zoning commission, the town council has the discretion to approve or deny the SUP for a limited service hotel based on if the regulations

listed in (3), above, have been met and that the proposed location is in keeping with the comprehensive plan.

(o) *Liquor stores.*

(1) *Application.* The application to allow a liquor store requires the approval of a special use permit, subject to review and approval by town council.

(2) *Definition.* A retail establishment that offers for sale beer, wine and liquor and related accessory items. Subject to the review and approval by TABC.

(3) *Regulations.*

a. The lot containing a liquor store shall be located at least 1,000 feet from any lot containing another like use, as measured in a straight line between the nearest points of one lot to the other.

b. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate a liquor store.

c. All alcohol-related activities must meet all standards found in chapter 10, alcoholic beverages, of the Little Elm Code of Ordinances

(4) *Approval* . Town council through the SUP process.

(p) *Manufactured home replacement.*

(1) *Application.* The application to allow the one-time replacement of a manufactured home requires the approval of a conditional use permit, issued at the discretion of the director.

(2) *Definition.* The federal government allows a one-time replacement of a manufactured home under certain circumstances.

(3) *Regulations.*

a. In the event that a HUD-Code manufactured home occupies a lot within the town, the owner of the HUD-Code manufactured home may remove the HUD-Code manufactured home from its location and place another HUD-Code manufactured home on the same property, provided that the replacement is a newer HUD-Code manufactured home, and is at least as large in living space as the prior HUD-Code manufactured home. Except in the case of a fire or natural disaster, the owner of the HUD-Code manufactured home is limited to a single replacement of the HUD-Code manufactured home on the same property.

b. Property owners who have a HUD-Code manufactured home which has been placed on a lot in violation of the terms of this chapter shall not have the right to replace the illegal use. This subsection shall not be interpreted to legitimize an otherwise illegal use.

c. Except with regard to the above clause, the replacement provisions of this section shall not apply in the MH-1 zoning district.

(4) *Approval.* Once the director has determined that the replacement of the manufactured home has met the regulations listed in (3), above, approval for the conditional use permit may be granted.

(q) *Media studios (radio/television/cable).*

(1) *Application.* The application to allow media studios requires the approval of a conditional use permit, issued at the discretion of the director.

(2) *Definition.* A facility where radio, television or similar uses are produced, edited, and broadcast.

(3) *Regulations.*

a. Internal noise shall not be audible from the outside of the building.

b. All activity must take place within an enclosed building.

c. Mass reproduction, duplication or storage of recorded material for distribution, sale or promotion is prohibited.

d. Parking requirements shall be the same as for a commercial use.

(4) *Approval.* Once the director has determined that the media studio is appropriate for the location requested and that the regulations listed in (3), above, have been met, approval for the conditional use permit may be granted.

(r) *Mixed use building.*

(1) *Application.* ~~Where allowed by right, a site plan application is used for approval, administratively approved through a conditional use permit. When part of a planned development, the map amendment application is used for approval,~~ Requires the approval of a specific use permit, subject to review and approval by town council.

(2) *Regulations.* Mixed use buildings shall follow the following regulations:

a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least four feet.

b. Retail uses at-grade adjacent to the sidewalk shall:

1. Be constructed to meet fire code separation from any other uses constructed on upper floors;

2. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;

3. Have an awning or canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum eight foot clearance over the sidewalk; and

4. Have highly transparent glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade.

c. Two zones, between back of curb and the building line, shall be created and maintained:

1. *Streetscape zone.* A minimum five-foot-wide area adjacent to the back-of-curb for trees and street furniture, including a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each three urban trees, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture is required.

2. *Sidewalk zone.* A minimum ten-foot-wide sidewalk. The sidewalk zone may be encroached by a three-foot-high fenced patio area for dining, as long as a minimum clearance is maintained for pedestrian traffic.

d. Build-to line. At least 70 percent of the building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet. The remainder of the building frontage may be setback further to allow such things as outdoor dining, plazas, entry courts, and pass-throughs to parking.

(3) *Exceptions.* ~~Deviations from the above mixed use building regulations may be granted through the site plan process, subject to review and approval by the planning and zoning commission and town council in public hearings.~~

(4) *Approval.* ~~Where mixed use buildings are allowed by right, the site plan may be administratively approved through a conditional use permit if all the regulations listed in (2) above are met. If an exception is required, or if the mixed use building is part of a planned development in a zoning district that does not allow a mixed use building by right, then the mixed use building approval will be approved by the town council through a zoning map amendment or the SUP process.~~ If all the regulations listed in (2) above are met, approval is subject to review by Town Council through the SUP process.

(s) *Open storage, permanent or ongoing.*

(1) *Application.* The application to allow permanent or ongoing open storage shall be considered through the special use permit process or a PD amendment, subject to review and approval by town council.

(2) *Applicability.* This only includes storage in zoning districts where outside storage of equipment, material, goods and supplies is allowed as an accessory use to a primary use on the same lot. The restriction on open storage does not apply to the display of goods for sale incidental to a retail use; plant nursery; sale and rental of motor vehicles, mobile homes, boats, or trailers and utility equipment. Retail use is defined as an establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

(3) *Definition.* For the purposes of this subsection, the definition of open storage is the keeping of any goods, material, merchandise, vehicles, trailers, modular storage units, or equipment outside a building on a lot. Examples are home and garden supplies, bagged mulch and seed, and automobiles and other vehicles for sale.

(4) *Prohibited.* There shall be no outside storage of tires or readily flammable merchandise of any kind, either for display or storage purposes. Tires and readily flammable merchandise must be housed indoors at all times, on fire department approved storage racks to minimize the fire hazard.

(5) *Regulations.*

a. Open storage is only allowed in zoning districts as indicated in section 106.05.01(b), "schedule of uses - nonresidential," of the zoning ordinance.

b. The area designated as open storage in LC Light Commercial or related PD Planned Development zoning districts shall not exceed 15 percent of the total gross square foot of the building located on the same lot as the open storage. Permanent open storage shall not be permitted in any portion of the lot between a public street and a lines projected from the faces of the building lot lines, except as described in subsection (5)i, below.

c. The square footage of the area designated for open storage in HC Heavy Commercial, LI Light Industrial, HI Heavy Industrial, or related PD-Planned Development zoning districts is not restricted as long as it is located on the same lot.

d. The storage area must be attached to a wall of the principal building and enclosed by a solid masonry wall a minimum of eight feet in height abutting the principal building, when a principal building exists. Additional wall height may be constructed of screening material.

e. An exception to the location of open storage in subsection (5)(a) above shall be the location of shopping carts, which may utilize designated areas within the store's parking lot, so long as the shopping carts are gathered within steel corrals suitable for retaining carts and preventing carts from interfering with traffic flow or customer parking. (See section 106.05.03(g), "open storage under eave display" for regulations)

f. Open storage may not be permanently located in any fire lane, maneuvering aisle, or customer pick-up lane.

g. Open storage may not be located in any required front, side, or rear setback.

h. Open storage may not be located in any parking space (except as described in (5)i below).

i. "Big box" stores (i.e. stores greater than 50,000 square feet in size) may display garden merchandise for sale within excess parking spaces on a temporary basis. Examples of appropriate merchandise for this type of parking lot storage include, but is not limited to, mulch or soil bags, bedding plants, saplings, and storage sheds. Approval of any parking lot open storage or display shall require a revised site plan showing the location of the open storage or display, indicating the number of parking spaces required to ensure that the storage or display is located in spaces in excess of those required, and the type of merchandise to be displayed or stored. The director shall approve or disapprove any parking lot storage or display.

j. Open storage may not obstruct visibility or interfere with pedestrian or vehicular circulation. If items are placed on a sidewalk or other pedestrian area, a six-foot-wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.

k. Nothing in this article shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale (considered "under eave" storage - See section 106.05.03(g), "open storage - under eave display" for regulations).

l. Special standards for businesses in operation prior to the adoption date of this ordinance [from which this chapter is derived] (date of ordinance):

1. Businesses existing prior to the adoption of this ordinance have until (one year from passage) to come into compliance with these standards.

2. If the facility's primary structure is a nonconforming structure in regard to the town's existing masonry requirements and has less than 75 percent masonry content, the owner may apply for administrative approval for a wooden screening fence built to the town standards with the following additional standard: When the storage is located adjacent to public streets, a minimum seven and one-half-foot and maximum eight-foot tall wood privacy fence with masonry columns located at a minimum of every 40 feet is required.

(6) *Screening of open storage.*

a. All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties unless located in an LI Light Industrial or HI Heavy Industrial zoning district, where open storage is required to be screened only from the street right-of-way.

b. Screening shall be a minimum of eight feet in height; and

1. Be of masonry construction; or

2. Be constructed of metal ornamental fencing in combination with a landscape screen; or

3. Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.

4. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six foot tall solid screen within two years of their planting. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.

c. Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet, six inches in height.

d. Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of

their installation along the length of the stored material. The open storage of living plants and trees as inventory for freestanding garden center uses may exceed the height of screening, when the garden center is developed as the primary use of the lot.

e. No materials stored shall be stacked in such a manner as to be visible above the top of the screening device. Individual items that exceed the height of the screening device are permitted provided they are not stacked.

f. Vehicles kept overnight which are under or awaiting repair shall be screened from public view or stored inside the building.

g. All storage areas, including modular storage units, not screened by an intervening building shall be screened from view from any public street right-of-way and from residential uses or districts, unless located in a LI Light Industrial or HI Heavy Industrial zoning district.

h. Utilities or accessory facilities, such as storage tank towers that cannot feasibly be completely screened by a masonry wall shall be located and designed so as to "blend in" and to minimize visual impact from public rights-of-way and adjacent properties. Architectural design and landscaping materials shall be used in order to lessen any negative visual impact.

i. If the standards required for screening of open storage cannot be met due to site-specific issues the property owner or developer may petition the planning and zoning commission to approve alternative screening methods that meet the purpose and intent of the ordinance.

j. All screening shall be accomplished by an opaque screen built according to the standards outlined in section 106.06.31, "screening."

(7) *Exceptions to screening requirements.*

a. No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if generally placed "under eaves." This area is defined as the area not more than ten feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height. (See section 106.05.03(g), "open storage, under eave display" for regulations)

b. Screening is not required for items placed adjacent to a gasoline pump island that do not exceed three feet in height, except for those items expressly prohibited in subsection (4) above.

c. Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

d. Temporary outdoor storage may be allowed under certain circumstances. Please see sections 106.05.03(f), "open storage, temporary" and 106.05.03(g), "open storage, under eave display" for regulations.

e. The town council may waive these requirements if no public purpose would be served by the construction of a required screen, or if natural features exist that sufficiently screen the open storage.

(8) *Approval.* Town council through the SUP or PD process.

(t) *Private street developments/gated communities—Existing subdivisions.*

(1) *Application.* Private street developments for existing residential tracts shall be considered through the specific use permit process, subject to review and approval by town council.

(2) *Definition.* To convert public streets to private streets, the ownership and maintenance of said streets shall be transferred to the homeowners association (HOA) and that association may be restrict public access on them to residents and emergency vehicles only.

(3) *Regulations.*

a. *Thoroughfare plan.* Private street developments are subject to provisions of the master thoroughfare plan and the subdivision ordinance, as it exists or may be amended. Private street developments may not cross an existing or proposed thoroughfare as shown on the town's adopted thoroughfare plan nor shall a private street development disrupt an existing or proposed hike and bike route.

b. *Locations.* Private street developments shall be located in an area that is surrounded on at least three sides, and in any event no less than approximately 75 percent of the perimeter, by natural barriers or similar physical barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course, school location, park, railroad tracks or a limited access roadway. Non-qualifying manmade barriers include screening walls, local roadways, manmade drainage ditches, detention ponds, landscape buffers, earthen berms, utility easements and right-of-way.

c. *Connectivity.* The comprehensive plan calls for all plans for development in the town to include a high degree of connectivity within developments and between one development and another. Any proposed private street development adjacent to an existing public street subdivision that can be reasonably connected, including by constructing a bridge or culvert, for example, should not be approved as a private street development. The two adjacent subdivisions should allow cross-connectivity using public streets. This is especially critical when one of the two adjacent subdivisions has a school site within one of the developments.

d. *Established escrow account.* Any private street development proposed for an existing subdivision must show that the home owners association has established an escrow account to be kept for the purposes of street repair and replacement.

(4) *Considerations for approval.* The planning and zoning commission and town council shall use the criteria listed within the subsection for approval for private streets within new subdivisions, when considering a private street development plus:

a. Submittal of a petition signed by 100 percent of the property owners in the existing subdivision requesting conversion to private streets;

b. Existence of a home owners association (HOA) that is financially able and willing be responsible for owning and maintaining the converted streets and rights-of-way;

c. Applicants must agree to contract with the town for the purchase of the installed infrastructure and rights-of-way from the town at fair market appraised value for cash in full payment, and agree to maintain the infrastructure and rights-of-way at town standards thereafter prior to the approval of the special use permit;

d. All documents are subject to the review and approval of the town attorney; and/or

e. Subsequent to the approval of the private street designation, the entire subdivision affected shall be replatted to reflect the ownership changes and remove the town's ownership and maintenance obligation from the streets and rights-of-way.

(5) *Approval.* Town council through the SUP or PD process.

(u) *Private street developments/gated communities—New subdivisions.*

(1) *Application.* Private street developments for new residential tracts shall be considered through the specific use permit process or through the approval of a planned development district, subject to review and approval by town council.

(2) *Definition.* Private streets are constructed and maintained by the (HOA) and may be restrict public access on them to residents and emergency vehicles only.

(3) *Regulations.*

a. *Thoroughfare plan.* Private street developments are subject to provisions of the master thoroughfare plan and the subdivision ordinance, as it exists or may be amended. Private street developments may not cross an existing or proposed thoroughfare as shown on the town's adopted thoroughfare plan nor shall a private street development disrupt an existing or proposed hike and bike route.

b. *Locations.* Private street developments shall be located in an area that is surrounded on at least three sides, and in any event no less than approximately 75 percent of the perimeter, by natural barriers or similar physical barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course, school location, park, railroad tracks or a limited access roadway. Non-qualifying manmade barriers include screening walls, local roadways, manmade drainage ditches, detention ponds, landscape buffers, earthen berms, utility easements and right-of-way.

c. *Connectivity.* The comprehensive plan calls for all plans for development in the town to include a high degree of connectivity within developments and between one development and another. Any proposed private street development adjacent to an existing public street subdivision that can be reasonably connected, including by constructing a bridge or culvert, for example, should not be approved as a private street development. The two adjacent subdivisions should allow cross-connectivity using public streets. This is especially critical when one of the two adjacent subdivisions has a school site within one of the developments.

d. *Established escrow account.* Any private street development proposed for a new subdivision must show that the home owners association has established an escrow account to be kept for the purposes of street repair and replacement.

(4) *Considerations for approval.*

a. No disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);

b. No disruption to and from properties of future developments either on site or off site to the proposed subdivision;

c. No negative effect on traffic circulation on nearby public streets;

d. Not less than 100 feet of street frontage on which to locate the main entrance gate;

e. No more than two gated street entrances, subject to approval by the city engineer, may face a designated thoroughfare within a one-mile segment of that thoroughfare;

f. No impairment of access to and from public facilities including schools or public parks;

g. No impairment of the adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);

h. The main entrance to the private street development shall have adequate throat depth to provide for residents, their guests and any accidental access and have an escape aisle for those vehicles not admitted into the subdivision;

i. Existence of natural and/or qualifying manmade boundaries around 75 percent of the development;

j. Absence of a concentration of private street developments in the vicinity of the requested private street development; and

k. Developers who wish to develop as a private street/gated community shall agree to maintain the infrastructure and rights-of-way at town standards.

(5) *Approval.* Town council through the SUP or PD process.

(v) *Sexually oriented businesses.* Sexually oriented businesses are governed by chapter 82 of the Little Elm Code of Ordinances.

(w) *Vending kiosk, commercial.*

(1) *Application.* Approval of a commercial vending kiosk greater than 120 square feet in size requires a conditional use permit, issued at the discretion of the director.

(2) *Definition.* An unmanned structure that provides a product for remuneration. Examples are ice machines, video vending machines.

(3) *Regulations.*

a. A permanent structure with a permanent foundation is required.

b. The structure should have a primarily brick/stone veneer that matches adjacent development.

c. All utility service lines shall be buried.

d. No commercial kiosk 120 square feet or greater shall be installed within two miles of another such structure.

e. Site location should not provide a strong visual presence on a major thoroughfare, nor impede fire lanes or cause other traffic flow problems, subject to review and approval by staff.

f. Lighting and signage shall be minimal, per existing regulations.

g. Concrete parking shall be available, and a restroom agreement or other accommodation with a public store within 100 feet is required if manned.

h. Permits are required, as is property owner authorization, and installation shall abide by all applicable building, fire, health, subdivision, engineering design, and zoning codes.

i. The site location shall be a part of a platted lot.

j. Structures shall be removed with a valid demolition permit by the property owner if inoperable or abandoned for more than six months. Seasonal sales are not allowed per this use.

k. The planning and zoning commission has jurisdiction over any appeals to staff determination.

l. A development agreement between the town and the conditional use applicant regarding the commercial vending kiosk shall be required prior to issuance of a conditional use permit for the commercial vending kiosk. The development agreement shall contain, at a minimum, the conditions and standards required by the town for a commercial vending kiosk.

(4) *Approval.* Once the director has determined that the commercial vending kiosk is appropriate for the location requested and that the regulations listed in (3), above, have been met, approval for the conditional use permit may be granted.

(x) *Vending kiosk, not-for-profit.*

(1) *Application.* Approval of a not-for-profit vending kiosks requires a conditional use permit, issued at the discretion of the director.

(2) *Definition.* An unmanned structure that provides a product. The fee for such product may be reduced or waived.

(3) *Regulations.*

a. If the kiosk is greater than 120 square feet in size, a structure with a permanent foundation is required.

b. The structure should have a primarily brick/stone veneer that blends with adjacent development.

c. All utility service lines shall be buried.

d. Not-for-profit kiosks greater than 120 square feet in size shall not be installed within two miles of another such structure.

e. Site locations should not provide a visual distraction for drivers along major thoroughfares, nor impede fire lanes or cause other traffic flow problems, subject to review and approval by staff.

f. The site location should be a part of a platted lot and written permission for placement from the owner of the property shall be included in the permit application.

g. Lighting and signage shall be minimal, per existing regulations.

h. Structures shall be removed with a valid demolition permit by the property owner if inoperable or abandoned for more than six months.

i. The planning and zoning commission has jurisdiction over any appeals to staff determination.

j. A development agreement between the town and the applicant regarding not-for-profit vending kiosks shall be required prior to issuance of a conditional use permit for the not-for-profit vending kiosk. The development agreement shall contain, at a minimum, the conditions and standards required by the town for a not-for-profit vending kiosk.

(4) *Approval.* Once the director has determined that the not-for-profit vending kiosk is appropriate for the location requested and that the regulations listed in (3), above, have been met, approval for the conditional use permit may be granted.

(y) Drive-in or drive-thru facilities

(1) *Application.* Drive-in or drive-thru facilities shall be considered through the specific use permit process, subject to review and approval by Town Council.

(2) *Definition.* Establishments providing services to customers in motor vehicles that are either temporarily parked, or through a service window and a drive-thru lane, such as drive-in or drive-thru restaurants, banks offering drive-thru services, gas pumps/fuel sales, or similar concepts.

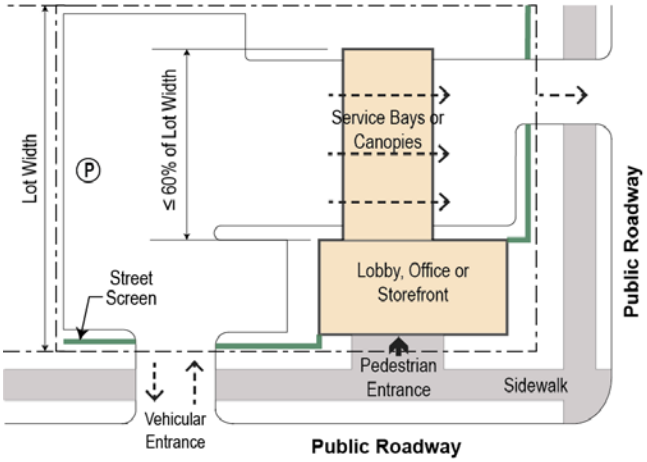
(3) *Regulations.*

a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.

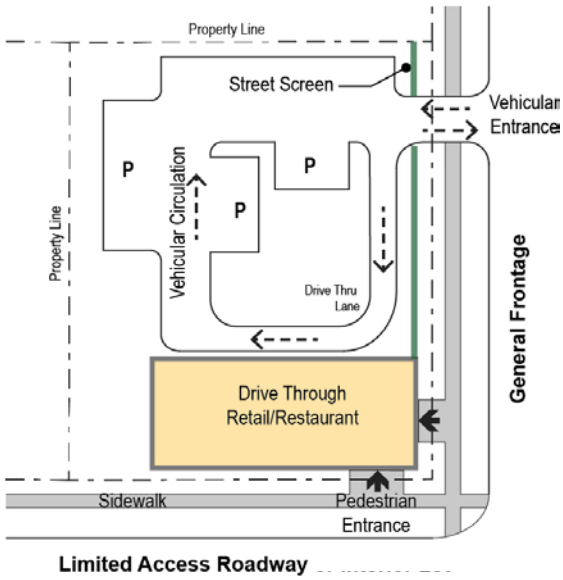
b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.

c. Screening shall be provided between the facility and any public right-of-way using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.

d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be considered front of the building and a primary entrance.



Placement example on a corner lot



Placement example on a limited access roadway

(4) *Approval.* Town council through the SUP process.

(Ord. No. 1407, § 2, 8-15-2017; Ord. No. 1527, § 2, 10-15-2019; Ord. No. 1587 , § 2, 1-5-2021)

Sec. 106.06.42 Parking access from a public street—All districts.

(a) *[Parking space.]* All parking space configuration, location, arrangement, size and circulation in all districts shall be constructed according to this section.

(b) *Entrances to developments.* During the review and approval of a conceptual plan or site plan, design consideration shall be given to providing entrance and exit drives which extend out from the site to provide adequate queuing of vehicles on the site and outside of the public rights-of-way.

(c) *Minimizing traffic congestion.* In all districts, except single-family zoning districts, building plans shall provide for entrance and exit drives appropriately designed and located to minimize traffic congestion or conflicts within the site and that align with adjoining public streets, as approved by the director.

(1) Based upon analysis by the town, if projected volumes of traffic entering or leaving a development are likely to interfere with the projected peak traffic flow volumes on adjacent streets, additional right-of-way and paving in the form of a deceleration lane or additional turn lane may be required of a developer in order to reduce such interference.

(2) The determination of additional right-of-way or paving requirements shall be made at the time the final site plan is approved.

(3) Any additional right-of-way required by the town shall be dedicated to the town with the cost of engineering design, materials and installation borne entirely by the developer.

(d) *No alley access.* Vehicular access to nonresidential uses shall not be permitted from alleys serving residential areas.

(e) *"Head-in" parking restrictions.* Head-in parking spaces that are accessed directly from the street are prohibited in all nonresidential uses except in the Office, Neighborhood Services, and the Lakefront Districts. Head in spaces are to be avoided if possible in all districts.

(f) *Perimeter landscaping.* Necessary access drives from the public right-of-way shall be permitted through all perimeter landscaping required in section 106.06.18(b), "commercial landscape requirements - perimeter landscape requirements." The width for access drives shall be between 30 and 50 feet for nonresidential two-way movements and a minimum 20 feet for nonresidential one-way movement.

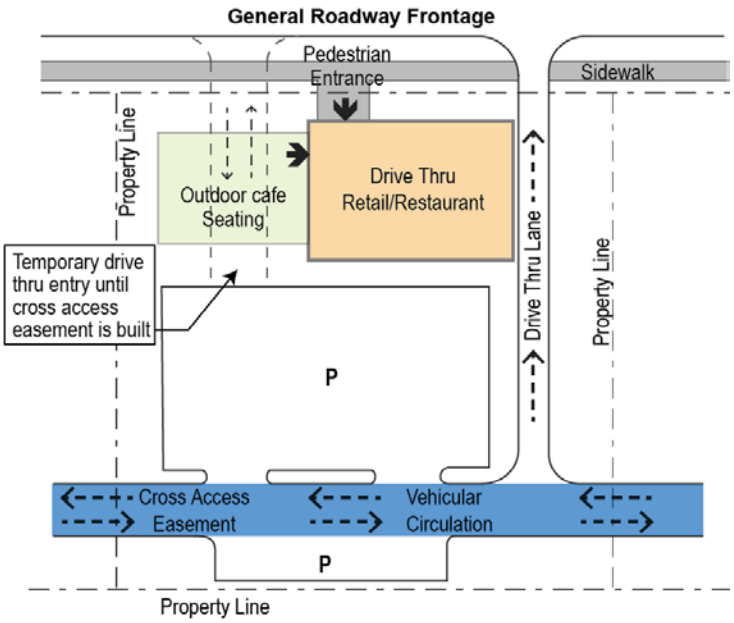
(g) *Commercial property access and connectivity.*

(1) Access to the parking lot shall be limited to a side street, common drive, or from a cross-access easement through the block. Access from TxDOT roadways shall be managed through TxDOT permitting process.

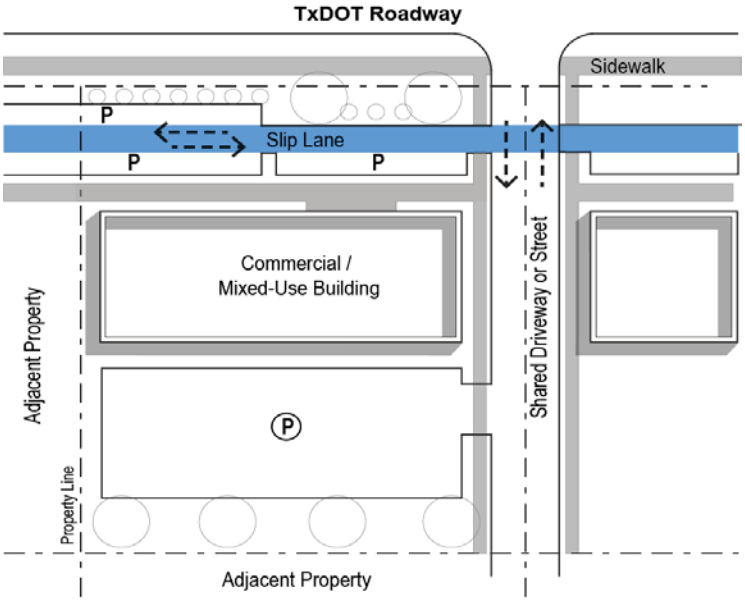
(2) Cross-access priority shall be at the rear of the lot or through an alley. When rear cross-access or alley is not available, a slip lane condition at the front of the lot may be permitted.

(3) Driveways shall be limited to side streets as a primary option. An alternative to side street access, shared driveways between lots may be permitted. Preference will be given towards overall corridor connectivity.

(4) Director of Development Services, or assignee, shall have the discretionary authority to consider and approve exceptions to these requirements, on a case-by-case basis, based on compelling evidence requiring alternate measures to ensure traffic safety and circulation.



Interior lot drive thru with temporary driveway entrance until cross access is built



Slip lane cross-access connectivity example

(Ord. No. 1407, § 2, 8-15-2017)

Sec. 106.06.44 Off-street parking standards—Nonresidential and multifamily districts.

(a) *Lighting provided in parking lots.* To prevent nuisance or unsafe situations, parking lots serving multiple-family residential developments shall provide sufficient lighting for safe movement to and from vehicles. All parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties.

(b) *Emergency access.* For safety and firefighting purposes, free access through to adjacent nonresidential parking areas shall be provided in accordance with the following:

(1) *Location.* Fire lanes shall be provided in all multiple-family, manufactured home, and nonresidential developments, and in some single-family attached, as required by the adopted fire code of the town and the subdivision ordinance.

(2) *Dimension.* Fire lanes shall be a minimum width of 24 feet of paving, and shall have a minimum inside turning radius at curves of 30 feet, or as required by the adopted fire code of the Town of Little Elm.

(3) *Vertical clearance.* The minimum overhead vertical clearance over fire lanes shall be 14 feet for a linear distance of 50 feet on each side (in front of and behind, as a fire apparatus would traverse underneath) of any overhead structure, such as a canopy, roof overhang or vertical height control device.

(c) *Concrete parking standard.* All off-street parking, maneuvering, loading and storage areas shall be constructed of concrete in accordance with the parking lot paving requirements in the town's Code of Ordinances and with any other applicable state or local requirements.

(d) *Entrances.* Entrances to thoroughfares shall consist of decorative pavement at a width matching the required 20-foot landscape buffer plus the width of the crosswalk.

(e) *Parking space markings.* Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

(f) *Curb stops.* All parking and loading spaces, and vehicle sales areas on private property shall have a vehicle stopping device, such as a curb or wheel stop at the perimeter of parking lots, installed so as to prevent encroachment of motor vehicles in any required landscaped areas, to prevent vehicles from damaging buildings, to protect public and/or private utility structures or facilities, and to prevent parked vehicles from overhanging into a public right-of-way line, a public or private sidewalk, or into adjacent private properly. An extra-wide walkway on private property may be permitted so as to allow encroachment of vehicle overhang while maintaining an unobstructed four-foot minimum walkway width. The requirement shall apply only where spaces are adjacent to the walks, right-of-way, and required landscaping. Parking shall not be permitted to encroach upon the public right-of-way in any case. In all nonresidential and multiple-family zoning districts, the perimeter of all parking lots and driveways shall be provided with ribbon concrete curbs or other means to control traffic, unless an approved landscape swale system has been utilized between parking rows and at the perimeter of parking lots to allow free water run-off into landscaped areas. Curb stops shall be used to prohibit vehicle encroachment into landscaped areas and/or walkways when swales are used.

(g) *On-street parking adjacent to multifamily development.* When a public roadway bisects a multiple-family residential development, no on-street parking shall be allowed unless the following conditions apply:

(1) The planned development district regulations specifically call out on-street parking as part of the required parking;

(2) The public roadway is designed for on-street parking and is of sufficient right-of-way width to accommodate parking and travel lanes, as determined by the town engineer;

(3) The on-street parking includes landscaped bump-outs a minimum of every three parking spaces;

(4) Sufficient spaces for visitor parking are provided on site;

(5) Crosswalks are provided with protective bump-outs at sidewalk corners and are either painted or constructed of stamped concrete to afford a high degree of visibility for pedestrians, bikers and drivers; and

(6) The director has approved the overall parking plan.

(h) *Location of refuse storage facilities.* Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies, with a minimum of 40 feet of clear backing space, and shall be appropriately screened, as required by section 106.06.31(e)(5), "screening."

(i) *Handicapped parking spaces.* Parking space(s) for persons with disabilities and other associated provisions shall be provided according to building codes, state laws, and requirements of the Americans with Disabilities Act (ADA). Parking spaces for persons with disabilities shall be as close as possible to the entryway of the appropriate structure, and shall be appropriately and clearly marked with ADA standard signage and pavement markings.

(j) *Prohibited activities in parking lots.* In all nonresidential and multiple-family zoning categories, designated parking and loading areas shall not be used for the repair, storage, dismantling or servicing (except for normal maintenance of a private vehicle) of vehicles or equipment, or for the storage of materials or supplies, or for any other use in conflict with the designated parking and loading areas, including, but not limited to, advertising or open storage of raw materials.

(k) *Maintenance.* To ensure that all requirements set forth in this section are carried forward, it will be the responsibility of the owner of the parking area to adequately maintain the facility, including but not limited to timely repainting parking space markings and repair of pavement. All off-street parking areas shall be kept free of trash, debris, vehicle repair operation or display and advertising uses. At no time after initial approval of the parking area layout can changes be made in the location and number of provided spaces without approval of the city manager or his designee.

(l) *Infrastructure for electric charging stations*. Infrastructure for one electric charging station shall be provided for every 25 required parking spaces.

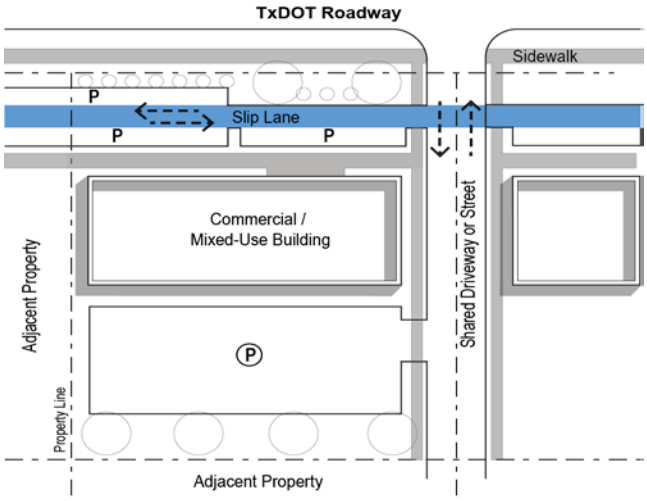
(m) *New construction.* All new construction shall have parking developed to the side or rear of the building, with cross-access connectivity between lots to access parking from side streets

(1) Temporary driveways may be used to provide access to side and rear parking lots while cross-access is being established.

(2) Front parking may be accommodated by using slip lanes along TxDOT highways.

i. If a slip lane is planned, there shall be no more than one row of head-in parking on either side of the drive aisle (one row along the right-of-way and one row along the building).

ii. If a slip lane is planned, screening of the front parking is required using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.



Frontage of a building on a corner lot and points of access to the building.

(Ord. No. 1407, § 2, 8-15-2017; Ord. No. 1527, § 2, 10-15-2019)

TOWN OF LITTLE ELM

ORDINANCE NO. 1682

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING CHAPTER 106, ZONING ORDINANCE, BY AMENDING SEC.106.03.03(e) - LIGHT COMMERCIAL DISTRICT, SEC. 106.05.01 - SCHEDULE OF USES, AND SEC. 106.05.02.2 - SPECIAL REGULATIONS FOR SPECIFIC PERMANENT LAND USES (OTHER THAN ACCESSORY USES), SEC. 106.06.42 - PARKING ACCESS FROM A PUBLIC STREET AND SEC. 106.06.44 - OFF-STREET PARKING STANDARDS; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHERE AS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, Town staff has recommended proposed textual changes to the Zoning Ordinance; and

WHEREAS, the Town's Planning and Zoning Commission and the Town Council of the Town of Little Elm, Texas, in accordance with the state law and the ordinances of the Town, have given the required notices and have held the required public hearings regarding the adoption of the proposed amendments; and

WHEREAS, after due deliberations and consideration of the recommendation of the Town's Planning and Zoning Commission, and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determine the various amendments to the Zoning Ordinance are in the best interest of public health, safety, and welfare of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT AND ADOPTION. From and after the effective date of this ordinance, the following sections of Chapter 106, Zoning Ordinance, Sec.106.03.03(e) - Light Commercial District, Sec. 106.05.01 - Schedule of Uses, and Sec. 106.05.02.2 - Special Regulations for Specific Permanent Land Uses (other than accessory uses), Sec. 106.06.42 - Parking Access from a Public Street and Sec. 106.06.44 - Off-street Parking

Standards, of the Code of Ordinances of the Town of Little Elm, Texas, are hereby amended through the adoption of the sections attached hereto.

SECTION 3. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council of the Town of Little Elm, Texas hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 16th day of August, 2022.

The Town of Little Elm, Texas

_____

Curtis J. Cornelious, Mayor

ATTEST:

_____

Caitlan Biggs, Town Secretary

ATTACHMENT –
AMENDED SECTIONS OF CHAPTER 106 – ZONING ORDINANCE

Sec. 106.03.03 Zoning districts—Non-residential/commercial/industrial.

(e) *LC Light Commercial District.*

(1) *Use regulations.* No building, structure, land or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in section 106.05.01(b), "schedule of uses - nonresidential."

(2) *Height and area regulations.* The height of buildings, the minimum dimensions of the lots and yards shall be as follows, with allowance for administrative modification of up to 10%:

ARTICLE III, TABLE U	
LC LIGHT COMMERCIAL DISTRICT DEVELOPMENT STANDARDS	
Maximum height[1]	60'
Minimum front yard setback on TxDOT roadways	20'
Minimum front yard setback on all other roadways	10’
Maximum front yard setback on TxDOT roadways	80 '
Maximum front yard setback on all other roadways	30’
Minimum side yard setback[2]	No minimum
Minimum side yard setback adjacent to residential[2]	20 '
Minimum rear yard setback	No minimum
Minimum rear yard setback adjacent to residential	35'
Minimum lot width	50'
Minimum lot area[3]	1 acre
Maximum Lot Coverage	70%

Note 1. Height. Nonresidential buildings shall not exceed 60 feet. Portions of buildings within 120 feet of a single-family residential lot may not exceed 45 feet in height. Beyond 120 feet, the building must fit within a plane created by a slope of one foot in additional height for each additional three feet from the property line.

Note 2. Side yard. Where a lot abuts upon the side of a lot zoned for dwelling purposes there shall be a side yard of not less than five feet, otherwise no side yard shall be required but, if provided, it shall be not less than five feet. On corner lots, with lots having reversed frontage at the rear, the side yard requirements shall be the same as A-2 Single-Family District.

Note 3. Lot size. The minimum lot size for nonresidential districts is one acre, unless otherwise approved through the site plan process.

Sec. 106.05.01 Schedule of uses.

Land and buildings in each of the following classified districts may be used for any of the following listed uses but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than uses specified for the district in which it is located as set forth by the use schedule located in section 106.05.01(a) and (b), "Schedule of uses - residential" and "schedule of uses - nonresidential," respectively.

(b) *Nonresidential zoning districts uses.* P=permitted by right; C=Conditional Use; S=Specific Use Permit required.

ARTICLE V, TABLE B Nonresidential Zoning Districts	AG	O	NS	CF	LC	HC	LF	LI	HI
	Agricultural	Office	Neighborhood Services	Community Facilities	Light Commercial	Heavy Commercial	Lakefront	Light Industrial	Heavy Industrial
Primary Residential Uses									
Amenity center							P		
Dwelling, accessory	P								
Dwelling, assisted living facility		S			S	S			
Dwelling, assisted living home									
Dwelling, boarding house or rooming house									
Dwelling, duplex									
Dwelling, group home									
Dwelling, HUD Code man. home									
Dwelling, listed family home									
Dwelling, live-work unit							P		
Dwelling, mobile home									
Dwelling, model home									

Dwelling, multifamily									
Dwelling, single-family detached	P								
Dwelling, townhome							P	S	S
Senior living facility		S			S		S		
Mixed use building					S	S	P	S	S
Accessory and Incidental Uses									
Accessory structure	C	C	C	C	C	C	C	C	C
Automated dispenser machine			P		P	P		P	P
Automated intake machine			S		S	S		S	S
Automated teller machine, off-site			S		S	S		S	S
Caretaker's/guard's residence						C		C	C
Construction yard, field office, temporary	C	C	C		C	C	C	C	C
Farm accessory building	C								
Home occupation	C				C	C	C		
Open storage, permanent/ongoing	S				S	S		S	S
Open storage, temporary					C	C		C	C
Seasonal sales	C				C	C		C	C
Solar panels, devices, commercial		C			S	C	C	C	C
Vending kiosk, commercial		C			C	C	C	C	C
Vending kiosk, not-for-profit	C	C	C	C	C	C	C	C	C
Wind energy conversion system (WECS)	C	C	C	C	S	C	C	C	C
Assembly uses	S	P	P	P	P	P	P	P	P
Athletic stadium or field	S	S	S	P	S	S		S	S

Cemetery or mausoleum	S	S	S		S	S		S	S
Institutional and Special Uses									
College, university, or trade school	S	P	S	P	P	P	S	P	P
Farm, ranch, stable, garden, or orchard	P								
Fraternal organization, lodge, civic club, fraternity, or sorority		P	P		P	P	P	P	P
Golf course, tennis club, polo club, or country club (private)	S	S	S	P	P	P		P	P
Gun or archery range, indoor				S	S	S		S	S
Hospital		S	S	P	P	P		P	P
Municipal uses operated by the Town of Little Elm	P	P	P	P	P	P	P	P	P
Museum/art gallery		S	S	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P
Recreation center	S	P	P	P	P	P	P	P	P
Religious facility	P	P	P	P	P	P	P	P	P
School, private, charter or parochial	S	S	S	S	S	S	S	S	S
School, public	P	P	P	P	P	P	P	P	P
Infrastructure Type Uses									
Airport/landing field/heliport		C		C	C	C	C	C	C
Alternate energy system	C	C	C	C	S	C	C	C	C
Communication tower	C	C	C	C	S	C	S	C	C
Electric power generating plant	S			S	S	S		S	P
Electric substation	S	S	S	S	S	S	S	S	S
Helipad									
Private utility, other than listed	P	P	P	P	P	P	P	P	P

Sewage pumping station	P	P	P	P	P	P	P	P	P
Sewage treatment plant	S	S	S	S	S	S		S	S
Telephone exchange	S	S	P		P	P	P	P	P
Transit center/bus terminal		P	P		P	P	P	P	P
Utility distribution/transmission line	S	S	S		S	S	S	S	S
Water Reservoir, water pumping station, water well	P	P	P		P	P	P	P	P
Water treatment plant	S	S	S		S	S		S	S
Retail Uses									
Antique shop and used furniture, inside only					P	P	P	P	P
Arcade					S	S	S	S	S
Bakery, candy or ice-cream shop			P		P	P	P	P	P
Bar/brewpub					S	S	P	S	S
Building material and hardware sales, major					P	P	P	P	P
Building material and hardware sales, minor					P	P	P	P	P
Commercial amusement, indoor					P	P	P	P	P
Commercial amusement, outdoor					S	S	S	P	P
Farmers market					S	S	S	S	
Florist			P		P	P	P	P	P
Greenhouse/nursery for plant sales		S			P	P	P	P	P
Heavy machinery sales and storage						P		P	P
Portable building sales					S	P		P	P
Private club					S	S			
Restaurant, dine-in		S	P		P	P	P	P	P
Restaurant, drive-in			S		S	P	P	P	P

Restaurant, drive-thru			S		S	P	P	P	P
Restaurant, with brewpub					P	P	P	P	P
Restaurant, pick-up only					P	P	P	P	P
Smoking Establishment		S	S		S	S	S	S	S
Store, big box					P	P	P	P	P
Store, convenience			P		P	P	P	P	P
Store, discount, variety, or department store					P	P	P	P	P
Store, drugstore or pharmacy					P	P	P	P	P
Store, feed					P	P		P	P
Store, florist			P		P	P	P	P	P
Store, grocery					P	P	P	P	P
Store, hardware and home imp.					P	P	P	P	P
Store, incidental (within another use)					P	P	P	P	P
Store, liquor					S	S	S	S	S
Store, pet shop					S	S	S	S	S
Store, shopping center					P	P	P	P	P
Store, other than listed above					P	P	P	P	P
Theatre, indoor		S			P	P	P	P	P
Theatre, drive-in					S	P		P	P
Winery/brewery retail sales					P	P	P	P	P
Service Uses									
Alternative financial services					S	C		C	C
Bank, savings and loan, or credit union		P			S	P	P	P	P
Bed and breakfast inn	S	P	P		P		P		

Body art studio						S	S	S	S
Business Service	S	S	S		S	S	S	S	S
Campground or RV park	S								
Catering service					P	P	P	P	P
Child care center		S	S		S	S	S	S	S
Child care center, in-home	C								
Cleaning and pressing (small shop/pickup)			P		P	P	P	P	P
Clinic/medical lab		P	P		P	P	P	P	P
Clinic, animal (no outside runs)	S		P		P	P	P	P	P
Clinic, animal (with outside runs)	S				S	P		P	P
Commissary					S	S		S	S
Contractor's shop with outside storage						P		P	P
Contractor's shop inside only					P	P		P	P
Custom personal service		P	P		P	P	P	P	P
Day Service, Adult		S	S		S	S	S	S	S
Fairgrounds/exhibition area		S			S	P		P	P
Fortune teller/psychic						S		S	S
Funeral home/crematorium		S			S	S		S	S
Funeral home/mortuary		S			P	P	P	P	P
Gunsmith					P	P	P	P	P
Gymnastics/dance studio/martial arts		P	P		P	P	P	P	P
Health/fitness center		P			P	P	P	P	P
Hotel, extended stay					S	S	S	S	S
Hotel, full service					P	P	P	P	P
Hotel, limited service					S	S	S	S	S

Household appliance service and repair		S	P		P	P	P	P	P
Incidental retail and service uses			P		P	P	P	P	P
Kennel, no outside runs					P	P	P	P	P
Kennel, with outside runs					S	S	S	S	S
Laundry/dry cleaning, commercial						P		P	P
Laundry/dry cleaning, pickup station			P		P	P	P	P	P
Laundry/dry cleaning, self-service					P	P		P	P
Motel									
Office, professional and general administrative		P	P		P	P	P	P	P
Personal service (other than listed)					P	P	P	P	P
Print shop, minor retail shop					P	P	P	P	P
Sexually oriented businesses								C	C
Studio, photography, music, artistry		P	P		P	P	P	P	P
Studio, media		P			P	P	P	P	P
Automobile and Vehicular Uses									
Auto/boat repair, major					S	S		S	S
Auto/boat repair, minor					S	S		S	S
Auto/boat sales, accessories only					P	P	P	P	P
Auto/boat sales/leasing, new, outdoor display					S	S		P	P
Auto/boat sales, used, outdoor display						S		P	P
Auto/boat/RV storage						S		P	P
Auto parking, lot or garage		P			S	P	P	P	P
Auto wash, automated					S	S		S	S
Auto wash, full-service					S	S		S	S

Auto wash, self-serve						S		S	S
Gas pumps/fuel sales					S	S		S	S
Manufactured/mobile home display and sales								S	P
Motorcycle sales/service					S	P		P	P
Truck, trailer, heavy equipment, RV, bus repair								P	P
Truck, trailer, heavy equipment, RV and bus sales and leasing						P		P	P
Truck terminal						P		P	P
Industrial and Manufacturing Uses									
Concrete batch plant, permanent									S
Concrete batch plant, temporary	C	C	C		C	C		C	C
Machine/welding shop								P	P
Manufacturing or industrial uses, heavy									C
Manufacturing or industrial uses, light								C	C
Mini-warehouse/self-storage						S		S	S
Office/showroom						P		P	P
Print shop, industrial						P		P	P
Research and dev't center						P		P	P
Salvage yard, wrecking yard									S
Warehouse/distribution center								P	P
Winery/brewery/distillery manufacturing					S	S	P	P	P

(Ord. No. 1407, § 2, 8-15-2017; Ord. No. 1582 , § 2, 12-1-2020; Ord. No. 1587 , § 2, 1-5-2021)

Sec. 106.05.02.2 Permanent land uses (other than accessory uses).

(a) *Airport/helipad/heliport.*

(1) *Application.* Approval of an airport, landing field, or heliport requires a special use permit, subject to review and approval by town council.

(2) *Definitions.*

a. *Airport/heliport.* A place where aircraft and/or helicopters can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for pilots and passengers.

b. *Helipad.* A place, typically on the roof of a hospital or a small ground area where helicopters may land and take off, but without any service or fueling capabilities.

(3) *Regulations.*

a. No such use shall be located within 400 feet of any residential structure, and no residential structure shall be located within 400 feet of any such use.

b. No such use shall be located within 400 feet of any area zoned residential by the town or shown as residential on the existing Comprehensive Land Use Plan of the town.

c. Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the proposed use to the closest point of the residential structure or area.

d. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

(4) *Approval.* Town council through the SUP process.

(b) *Alternative energy sources—Solar panels/devices.*

(1) *Application.* The application to allow a solar device or system, for residential use, requires the approval of a conditional use permit, issued at the discretion of the director; for non-residential use, requires the approval of a specific use permit, subject to the review and approval by Town Council.

(2) *Definition.* A solar panel or device is a structure that is intended to capture the light from the sun and transfer that energy to electricity for general use.

(3) *Regulations for single-family residential use:*

a. Is in compliance with state law and poses no threat to public health or safety;

b. Is located solely on private property;

c. Includes approval letter from the HOA with submittal for the CUP, if applicable.

d. Installation and maintenance in compliance with manufacturer's recommendations and warranties;

e. Roof mounted:

1. Panels shall be designed and installed in conformance with the International Fire Code, as amended;

2. Panels must conform to the slope of the roof, unless mounted on a roof slope that is not visible from the right-of-way; and

3. Roof mounted panels should be designed and installed to reduce excessive glare.

f. Ground mounted:

1. Prohibited in front yards.

2. Ground mounted devices shall follow the setbacks required for accessory structures within the specific zoning district.

3. Device shall not be visible from either the public right-of-way or the adjacent properties;

4. Device shall be screened by a wooden or masonry fence and no device shall extend above the fence line.

5. Where fences are not allowed within the residential subdivision, a solid evergreen hedge which shall be maintained at a minimum of six feet in height within 18 months of planting.

(4) Regulations for nonresidential structures:

a. Is in compliance with state law and poses no threat to public health or safety;

b. Is located solely on private property;

c. Installation and maintenance in compliance with manufacturer's recommendation and warranties;

d. Is located on the roof;

e. Panels located on a sloped roof may not extend beyond the roofline and must conform to the slope of the roof, unless mounted on a roof slope that is not visible from the public right-of-way.

f. Panels located on a flat roof must be screened from view from the adjacent roadways.

(5) *Approval.* For residential use, once the director has determined that the conditions listed in (3) above have been met, approval for the conditional use permit may be granted. For non-residential use, approval is subject to review by Town Council through the SUP process.

(c) *Alternative energy sources—Wind energy conversion system (WECS).*

(1) *Application.* The application to allow a WECS system, for residential use, requires the approval of a conditional use permit, issued at the discretion of the director; for non-residential use, requires the approval of a specific use permit, subject to the review and approval by Town Council.

(2) *Definition.* A WECS device is a structure that is intended to capture the wind and transfer that energy to electricity for general use.

(3) *Regulations for single-family residential use:*

a. Freestanding WECS are prohibited on residential lots less than one acre in size.

b. Shall not be allowed in the front yard.

c. The highest point of a roof-mounted WECS shall not project more than five feet above the roof line, excluding the highest point of the blade arc.

d. Freestanding WECS shall be of monopole design and shall not be located in any required setback.

e. Freestanding WECS shall abide by the height and setback regulations of the specific zoning district and be located at least a distance equal to the height of the pole away from any structure or property line.

(4) *Regulations for other than single-family residential use:*

a. WECS may exceed the height limits of the zoning district, up to a maximum of 80 feet, if located at least a distance from any residential district boundary line or residential dwelling equal to the

height of the support structure. Height shall not include the highest point of the blade arc and shall refer to the highest point of the pole structure.

b. The minimum lot size required for a WECS is one acre. Only one low impact WECS shall be allowed per platted lot.

c. The WECS shall not be located within any required setback area for the front, side or rear yards.

d. The WECS' freestanding blade arc spheres shall have a minimum 30-foot clearance from any structure, tree or any other impediment.

e. All associated wiring shall be buried underground by means of a conduit system, or if ground-mounted equipment is required, then a minimum eight-foot-high masonry wall shall be constructed.

f. The WECS shall be constructed in a monopole design of tubular steel and shall be self-supporting without the use of guy wires or other similar features.

g. The WECS shall be a neutral or earth tone color. The proposed paint type shall be a dull or matte finish so as to reduce the possibility of any glare or reflection and to minimize the visual obtrusiveness of the WECS.

h. All commercial signs, flags, lights and attachments shall be prohibited on the WECS, unless required for structural stability, or as required for flight visibility by the Federal Aviation Administration (FAA).

i. The WECS shall be equipped with both a manual and an automatic braking device capable of stopping the WECS' operation in high winds.

j. The WECS shall meet or exceed current standards and regulations of the FAA and any other agency of the state or federal government with the authority to regulate such systems.

k. The WECS shall not be grid-interconnected until and unless evidence has been provided to the town that the appropriate electric power provider has approved the customer's intent to install a grid-connected customer-owned WECS and that the customer's system meets the utility's approved specifications for interconnection.

l. The WECS shall be grounded and shielded to protect against natural lightning strikes and stray voltage, including the blades.

m. The WECS shall be adequately designed structurally, electrically, and in all other respects to accommodate the safety and general well-being of the public.

n. The WECS shall be maintained at all times according to the manufacturer's specifications.

o. The WECS shall be filtered, shielded or otherwise designed and constructed so as not to cause electrical, radio frequency, television and other communication signal interference.

p. The WECS shall be prohibited from including a tower climbing apparatus within 12 feet of the ground.

q. The WECS shall adhere to the performance standards of the zoning ordinance, in regard to maximum sound pressure levels. The noise levels measured at the property line of the property on which the conversion system has been installed shall not exceed 60 decibels and in no event shall the conversion system create a nuisance.

r. If the WECS is not in operation for a period of six months, it shall be deemed abandoned and shall be removed at the owner's expense.

s.

(5) *Approval.* For residential use, once the director has determined that the conditions listed in (3)) above, as applicable, have been met, approval for the conditional use permit may be granted. For non-residential use, approval is subject to review by Town Council through the SUP process.

(d) *Alternative financial services.*

(1) *Application.* Approval of an alternate financial services facility requires a specific use permit, subject to review and approval by town council.

(2) *Definition.* A check cashing business, payday advance or loan business, money transfer business, car title loan business or pawn shop (see section 106.01.14, "land use definitions" for more detailed definitions of each type of alternative financial services).

(3) *Regulations.*

a. Alternative financial services shall be situated only within a freestanding building on a platted lot and shall not be co-located in the same structure as other uses.

b. A lot containing an alternative financial service shall be located at least 1,000 feet from any lot containing another alternative financial service, as measured in a straight line between the nearest points of one lot to the other lot.

c. A lot containing an alternative financial service shall be located at least 200 feet from any lot zoned or used for residential purposes, as measured in a straight line between the nearest points of one lot to the other lot.

d. No lot containing an alternative financial service shall be located within 500 feet of the rights-of-way of Eldorado Parkway, F.M. 720 or F.M. 423.

e. No alternative financial services shall be permitted within the Lakefront District.

(4) *Approval.* Town council through the SUP process.

(e) *Bars/brewpubs (this classification also includes wine tasting bars, growlers, and other similar uses).*

(1) *Application.* Approval of a bar or brewpub requires a specific use permit, subject to review and approval by town council, unless located within a zoning district or overlay district that allows these uses by right.

(2) *Definition.* An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premises consumption.

(3) *Regulations.*

a. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar, brewpub, or similar use.

b. All alcohol-related activities must meet all standards found in chapter 10, alcoholic beverages, of the Little Elm Code of Ordinances.

(4) *Approval.* Town council through the SUP process, unless located within a zoning district that allows these uses by right.

(f) *Bed and breakfast.*

(1) *Application.* The application to allow a bed and breakfast within a private residence requires the approval of a conditional use permit, issued at the discretion of the director.

(2) *Definition.* A residential home, occupied by the owner or manager, where the owner or manager rents one or more bedrooms for remuneration and provides a breakfast meal to the guest(s).

(3) *Regulations.*

a. Guest parking must be provided on the residential lot and not on the street.

b. The owner or manager shall be responsible for any noise or disruption of the neighborhood caused by the guests.

c. The owner or manager shall register with the state to pay any applicable taxes and shall pay the hotel occupancy tax to the Town of Little Elm on an quarterly basis.

(4) *Approval.* Once the director has determined that the bed and breakfast is appropriate for the location requested and that the regulations listed in (3), above, have been met and will continue to be met, approval for the conditional use permit may be granted.

(g) *Caretaker or guard residence.*

(1) *Application.* Part of the site plan process.

(2) *Definition.* A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard, and his/her family, employed on the premises.

(3) *Regulations—No specific regulations.* Approval is subject to the director's discretion.

(4) *Approval.* A caretaker or guard residence shall be approved as part of the site plan process.

(h) *Communication antennas.*

(1) *Application.* Approval of an additional or substitute antennas on an existing communication tower requires a conditional use permit, issued at the discretion of the director.

(2) *Definition.* An antenna is an instrument or device consisting of wires, poles, rods, or reflecting discs, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum.

(3) *Regulations.*

a. A commercial antenna may be attached to a utility structure (elevated water tank, electric transmission pole, etc.) regardless of the height of said structure, provided that the antenna does not extend more than ten feet above the height of said structure.

b. A commercial antenna may be placed wholly within any building permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building/structure if it is painted and/or disguised to integrate into the overall architectural design and is not readily visible/identifiable as an antenna from public roadways or neighboring residential properties.

c. All commercial signs, flags, lights and attachments shall be prohibited on any antenna or antenna support structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the Federal Aviation Administration (FAA).

d. No communication tower, antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires or appurtenances shall be located within any required setback area for the front, side or rear yards.

e. At time of application, existing condition coverage maps of the vicinity shall be submitted showing current coverage and coverage after construction.

6. Collocation of antennas and antenna support structures shall be required.

(4) *Approval.* Once the director has determined that the location of the antenna or antennas is appropriate for the tower or location requested and that the regulations listed in (3), above, have been met and will continue to be met, approval for the conditional use permit may be granted.

(i) *Communication support structure/tower.*

(1) *Application.* Approval of a communication tower or support structure requires a special use permit, subject to review and approval by town council.

(2) *Definitions.*

a. *Antenna support structure, commercial.* An antenna and its support structure used for commercial broadcasting or telecommunication purposes. This definition shall also include a satellite dish exceeding 12 feet in diameter and a microwave-transmitting tower. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable state and federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. Definition includes ancillary ground equipment.

b. *Antenna and/or antenna support structure, noncommercial.* An instrument or device consisting of wires, poles, rods, or reflecting discs and its support structure not exceeding 40 feet in height above the ground elevation at the base of the support structure, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum. This definition shall also include a satellite dish antenna not to exceed 12 feet in diameter.

c. *Antenna, stealth.* A stealth antenna is a commercial antenna that is designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

1. Antennas within a building's attic space,

2. Antennas on the roof of a minimum three-story building and not visible from the property line of the lot on which the antenna is located,

3. Antennas on a public utility structure, such as a water tower or high transmission line support tower, and painted to match the structure,

4. Antennas located within a structure such as a flagpole, church steeple, subdivision monument, clock tower, or similar architectural feature, and antennas located on an athletic field light pole.

d. *Antenna support structure.* Any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signals.

(3) *Regulations.*

a. Commercial towers may exceed the height limits of the zoning district, up to a maximum height of 125 feet, if located a distance from any residential district boundary line or residential dwelling at least equal to the height of the support structure.

b. Towers shall be of stealth, monopole design with no visible antennas, wires, racks or transmitters.

c. Tower sites shall be screened with a minimum eight-foot-high solid masonry wall with a solid metal gate.

d. Towers shall be designed structurally, electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for at least three additional users if the tower is

100 feet or greater in height, or for at least two additional users if the tower is over 50 feet, but less than 100 feet in height.

e. Towers shall be a muted and dull shade of grey or blue to match the sky, or if applicable, shall match the background color of the landscape and terrain.

f. Towers shall be accessible by a 24-foot-wide concrete fire lane, subject to review and approval by the fire marshal.

g. There shall be a minimum of one concrete parking space that is not located in a fire lane.

h. A commercial antenna may be attached to a utility structure (elevated water tank, electric transmission pole, etc.) regardless of the height of said structure, provided that the antenna does not extend more than ten feet above the height of said structure.

i. A commercial antenna may be placed wholly within any building permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building/structure if it is painted and/or disguised to integrate into the overall architectural design and is not readily visible/identifiable as an antenna from public roadways or neighboring residential properties.

j. All commercial signs, flags, lights and attachments shall be prohibited on any antenna or antenna support structure, unless required for communications operations, structural stability, or as required for flight visibility by the FCC and the Federal Aviation Administration (FAA).

k. No communication tower, antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires or appurtenances shall be located within any required setback area for the front, side or rear yards.

l. At time of application, existing condition coverage maps of the vicinity shall be submitted showing current coverage and coverage after construction. Communication towers require site plan approval, prior to making application for a building permit.

m. Collocation of antennas and antenna support structures shall be required. No new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the town that no existing antenna support structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

1. No existing towers or structures are located within the geographic area which meet the applicant's engineering requirements;

2. Existing towers or structures are not of sufficient height to meet the applicant's engineering requirements;

3. Existing towers or structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or

4. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

n. A lot containing a communication tower shall be located at least 2,000 feet away from any lot containing another communication tower greater than 50 feet in height, as measured in a straight line between the nearest points of one lot to the other lot.

o. With the approval of a specific use permit, any one or more of the above development standards may be excused, subject to review and approval by the town council.

(4) *Approval.* Town council through the SUP process.

(j) *Home child care.*

(1) *Application—None required from the town* . Home child care facilities are regulated by the state.

(2) *Definition.* A home occupation that provides regular child care for compensation in their primary residence for less than 24 hours a day.

(3) *Regulations.* It is considered a violation of this section for a facility to provide care for a number of children that exceeds what is allowed per the classification shown on the state permit to be submitted with the town's home occupation registration. Uses must register with the town annually and show proof of state permit. This use is subject to regulation by the Texas Department of Family and Protective Services and all home occupation regulations of the Town of Little Elm Code of Ordinances.

(4) *Approval.* No approval is needed from the town.

(k) *Home occupations.*

(1) *Application.* None required unless if subsection (3) applies. Home occupations are conducted at the discretion of the property owner.

(2) *Definition.* A home occupation is defined as a business, occupation or profession which is an accessory use of a residential dwelling unit conducted by a resident thereof and which is clearly customary, incidental and a subordinate secondary use of the residential dwelling unit or residential premises by the resident thereof and which does not alter the exterior of the property or affect the residential character of the neighborhood. Home occupations may be permitted in accordance with the use chart in section 106.05.01(a), "schedule of uses - residential." A home-based business is permitted as an incidental use and is secondary to the use of a dwelling. As such, the town council may at any time amend this subsection to terminate any or all home-based business uses without creating nonconforming rights to the continuance of a home-based business.

(3) *Certificate of occupancy (CO) required in specific cases.* No resident shall be allowed to operate a home-based business that employs anyone other than the occupants of the residence unless and until the building official has issued an annual registration certificate and has conducted a certificate of occupancy inspection. The issuance of a certificate requires that a person operating a home occupation affirm knowledge of, and intent to comply with, all ordinances applicable to home occupations. The building official shall establish that the proposed use is allowable under the terms of this chapter. The issuance of a certificate of occupancy shall not authorize any violations of any ordinance, rule, code or regulation of the Town of Little Elm.

(4) *Regulations.* Home occupations are subject to the following conditions and requirements:

a. No signage associated with the home occupation and visible from outside of the dwelling shall be allowed on the premises, except as may be authorized or permitted by other applicable ordinances of the town.

b. Only occupants of the residence may be employed on-site at any time. This shall not include the coordination or supervision of employees who do not regularly visit the house or premises for purposes related to the business. If employees other than the residents of the house are present, then a certificate of occupancy must be obtained from the building official (see 3, above).

c. Outdoor activities are not allowed, unless the activities are screened from neighboring property and public rights-of-way.

d. Hours of operation shall be limited from 8:00 a.m. to 8:00 p.m. for outdoor activities.

e. There shall be no exterior storage of material, equipment, vehicles and/or supplies used in conjunction with the home occupation.

f. A home occupation shall not serve as an office or storage facility for a vehicle fleet operation in which fleet vehicles visit the site. A "fleet" is defined as three or more business vehicles.

g. The home occupation shall not produce offensive noises, vibrations, smoke, dust, odors, heat or glare that extend beyond the property lines.

h. No major alterations to the property or exterior of the dwelling unit shall be allowed that changes the residential character of the dwelling unit or premises. The occupation use must be clearly incidental and secondary to the residential use of the dwelling and may not alter the existing residential character of the principal dwelling or the garage/accessory building.

i. No repair or servicing of vehicles, internal combustion engines, large equipment or large appliances shall be allowed.

j. No storing of hazardous materials for business purposes shall be allowed on the premises either inside or outside the structures.

k. Merchandise, commodities, goods, wares, materials or products shall not be offered or displayed for sale on the premises, excluding fruits and vegetables grown on-premises. Sales incidental to a service shall be allowed; and orders previously made by telephone or at a sales party may be filled on the premises.

l. No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood or create unreasonable parking or traffic congestion for the abutting or adjoining neighbors or for the immediate neighborhood, and any need for parking must be accommodated within the off-street parking provided for the residence (i.e. the driveway or garage) and along the street frontage of the lot in question.

m. Homeowners/occupants who establish an occupation in their residence must adhere to all of the above conditions.

(5) *Approval.* No approval is needed unless the home based business meets the criteria listed in (3), above. In that case, the building official must determine that the home based business meets all the criteria listed in (4) above and issue a certificate of occupancy (CO) for a period of one year. This CO must be renewed each year.

(l) *Hotel, extended stay.*

(1) *Application.* The application to allow a residence or extended stay hotel requires the approval of a specific use permit, subject to review and approval by town council.

(2) *Definition.* A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Residence hotel room units are designed to be suitable for long term occupancy with financial consideration typically being calculated on a weekly or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities and living spaces in addition to a sleeping area.

(3) *Regulations.* Residence or extended stay hotels shall include all of the following amenities:

a. A minimum of 80 guest rooms and/or suites;

b. Guest room access from an interior hallway;

c. Laundry facilities adequate to serve the residents at full capacity;

d. Playground equipment and open space as determined by the director; and

e. Minimum of 800 square feet of pool surface area;

(4) *Approval.* Following a recommendation from the planning and zoning commission, the town council has the discretion to approve or deny the SUP for an extended stay hotel based on if the regulations listed in (3), above, have been met and that the proposed location is in keeping with the Comprehensive Plan.

(m) *Hotel, full service.*

(1) *Application.* A full service hotel that meets all of the requirements listed in (3) below requires only site plan approval since they are allowed by right in those districts that allow hotels. Any failure to meet one or more of the listed regulations requires an application for a special use permit, which is subject to review and approval by the town council.

(2) *Definition.* A full service hotel is considered a top tier hotel in terms of amenities and service. It includes all of the amenities listed in (3) below and often exceeds these minimum standards.

(3) *Regulations.* Full service hotels shall include all of the following amenities:

a. A minimum of 80 guest rooms and/or suites;

b. A minimum of 4,000 square feet of meeting room space;

c. A minimum of one restaurant that provides three meals per day with on-site preparation and service provided by wait staff, hostesses, etc. and seating for a minimum of 30 customers;

d. Guest room access from an interior hallway;

e. Minimum of 800 square feet of pool surface area; and

f. Attached covered drive-through area adjacent to the hotel lobby or reception area.

(4) *Approval.* Full service hotels that meet all of the amenities listed above may be approved by right in those districts that allow hotels. Any failure to meet one or more of the above list of amenities shall be considered by the town council through the SUP process.

(n) *Hotel, limited service.*

(1) *Application.* The application to allow a limited service hotel requires the approval of a special use permit, subject to review and approval by town council.

(2) *Definition.* A limited service hotel provides travelers an economical choice with fewer amenities than a full service hotel.

(3) *Regulations.* Limited service hotels shall include all of the following amenities:

a. A minimum of 700 square feet of meeting room space;

b. Limited food and beverage service, but including breakfast buffet service;

c. Guest room access from an interior hallway;

d. Minimum of 400 square feet of pool surface area; and

e. Attached covered drive-through area adjacent to the hotel lobby or reception area.

(4) *Approval.* Following a recommendation from the planning and zoning commission, the town council has the discretion to approve or deny the SUP for a limited service hotel based on if the regulations listed in (3), above, have been met and that the proposed location is in keeping with the comprehensive plan.

(o) *Liquor stores.*

(1) *Application.* The application to allow a liquor store requires the approval of a special use permit, subject to review and approval by town council.

(2) *Definition.* A retail establishment that offers for sale beer, wine and liquor and related accessory items. Subject to the review and approval by TABC.

(3) *Regulations.*

a. The lot containing a liquor store shall be located at least 1,000 feet from any lot containing another like use, as measured in a straight line between the nearest points of one lot to the other.

b. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate a liquor store.

c. All alcohol-related activities must meet all standards found in chapter 10, alcoholic beverages, of the Little Elm Code of Ordinances

(4) *Approval* . Town council through the SUP process.

(p) *Manufactured home replacement.*

(1) *Application.* The application to allow the one-time replacement of a manufactured home requires the approval of a conditional use permit, issued at the discretion of the director.

(2) *Definition.* The federal government allows a one-time replacement of a manufactured home under certain circumstances.

(3) *Regulations.*

a. In the event that a HUD-Code manufactured home occupies a lot within the town, the owner of the HUD-Code manufactured home may remove the HUD-Code manufactured home from its location and place another HUD-Code manufactured home on the same property, provided that the replacement is a newer HUD-Code manufactured home, and is at least as large in living space as the prior HUD-Code manufactured home. Except in the case of a fire or natural disaster, the owner of the HUD-Code manufactured home is limited to a single replacement of the HUD-Code manufactured home on the same property.

b. Property owners who have a HUD-Code manufactured home which has been placed on a lot in violation of the terms of this chapter shall not have the right to replace the illegal use. This subsection shall not be interpreted to legitimize an otherwise illegal use.

c. Except with regard to the above clause, the replacement provisions of this section shall not apply in the MH-1 zoning district.

(4) *Approval.* Once the director has determined that the replacement of the manufactured home has met the regulations listed in (3), above, approval for the conditional use permit may be granted.

(q) *Media studios (radio/television/cable).*

(1) *Application.* The application to allow media studios requires the approval of a conditional use permit, issued at the discretion of the director.

(2) *Definition.* A facility where radio, television or similar uses are produced, edited, and broadcast.

(3) *Regulations.*

a. Internal noise shall not be audible from the outside of the building.

b. All activity must take place within an enclosed building.

c. Mass reproduction, duplication or storage of recorded material for distribution, sale or promotion is prohibited.

d. Parking requirements shall be the same as for a commercial use.

(4) *Approval.* Once the director has determined that the media studio is appropriate for the location requested and that the regulations listed in (3), above, have been met, approval for the conditional use permit may be granted.

(r) *Mixed use building.*

(1) *Application.* Requires the approval of a specific use permit, subject to review and approval by town council.

(2) *Regulations.* Mixed use buildings shall follow the following regulations:

a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least four feet.

b. Retail uses at-grade adjacent to the sidewalk shall:

1. Be constructed to meet fire code separation from any other uses constructed on upper floors;

2. Have a minimum clear height of 16 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;

3. Have an awning or canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum eight foot clearance over the sidewalk; and

4. Have highly transparent glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade.

c. Two zones, between back of curb and the building line, shall be created and maintained:

1. *Streetscape zone.* A minimum five-foot-wide area adjacent to the back-of-curb for trees and street furniture, including a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each three urban trees, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture is required.

2. *Sidewalk zone.* A minimum ten-foot-wide sidewalk. The sidewalk zone may be encroached by a three-foot-high fenced patio area for dining, as long as a minimum clearance is maintained for pedestrian traffic.

d. Build-to line. At least 70 percent of the building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet. The remainder of the building frontage may be setback further to allow such things as outdoor dining, plazas, entry courts, and pass-throughs to parking.

(3) *Exceptions.*

(4) *Approval.* If all the regulations listed in (2) above are met, approval is subject to review by Town Council through the SUP process.

(s) *Open storage, permanent or ongoing.*

(1) *Application.* The application to allow permanent or ongoing open storage shall be considered through the special use permit process or a PD amendment, subject to review and approval by town council.

(2) *Applicability.* This only includes storage in zoning districts where outside storage of equipment, material, goods and supplies is allowed as an accessory use to a primary use on the same lot. The restriction on open storage does not apply to the display of goods for sale incidental to a retail use; plant nursery; sale and rental of motor vehicles, mobile homes, boats, or trailers and utility equipment. Retail use is defined as an establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

(3) *Definition.* For the purposes of this subsection, the definition of open storage is the keeping of any goods, material, merchandise, vehicles, trailers, modular storage units, or equipment outside a building on a lot. Examples are home and garden supplies, bagged mulch and seed, and automobiles and other vehicles for sale.

(4) *Prohibited.* There shall be no outside storage of tires or readily flammable merchandise of any kind, either for display or storage purposes. Tires and readily flammable merchandise must be housed indoors at all times, on fire department approved storage racks to minimize the fire hazard.

(5) *Regulations.*

a. Open storage is only allowed in zoning districts as indicated in section 106.05.01(b), "schedule of uses - nonresidential," of the zoning ordinance.

b. The area designated as open storage in LC Light Commercial or related PD Planned Development zoning districts shall not exceed 15 percent of the total gross square foot of the building located on the same lot as the open storage. Permanent open storage shall not be permitted in any portion of the lot between a public street and a lines projected from the faces of the building lot lines, except as described in subsection (5)i, below.

c. The square footage of the area designated for open storage in HC Heavy Commercial, LI Light Industrial, HI Heavy Industrial, or related PD-Planned Development zoning districts is not restricted as long as it is located on the same lot.

d. The storage area must be attached to a wall of the principal building and enclosed by a solid masonry wall a minimum of eight feet in height abutting the principal building, when a principal building exists. Additional wall height may be constructed of screening material.

e. An exception to the location of open storage in subsection (5)(a) above shall be the location of shopping carts, which may utilize designated areas within the store's parking lot, so long as the shopping carts are gathered within steel corrals suitable for retaining carts and preventing carts from interfering with traffic flow or customer parking. (See section 106.05.03(g), "open storage under eave display" for regulations)

f. Open storage may not be permanently located in any fire lane, maneuvering aisle, or customer pick-up lane.

g. Open storage may not be located in any required front, side, or rear setback.

h. Open storage may not be located in any parking space (except as described in (5)i below).

i. "Big box" stores (i.e. stores greater than 50,000 square feet in size) may display garden merchandise for sale within excess parking spaces on a temporary basis. Examples of appropriate merchandise for this type of parking lot storage include, but is not limited to, mulch or soil bags, bedding plants, saplings, and storage sheds. Approval of any parking lot open storage or display shall require a revised site plan showing the location of the open storage or display, indicating the number of parking spaces required to ensure that the storage or display is located in spaces in excess of those required, and the type of merchandise to be displayed or stored. The director shall approve or disapprove any parking lot storage or display.

j. Open storage may not obstruct visibility or interfere with pedestrian or vehicular circulation. If items are placed on a sidewalk or other pedestrian area, a six-foot-wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.

k. Nothing in this article shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale (considered "under eave" storage - See section 106.05.03(g), "open storage - under eave display" for regulations).

l. Special standards for businesses in operation prior to the adoption date of this ordinance [from which this chapter is derived] (date of ordinance):

1. Businesses existing prior to the adoption of this ordinance have until (one year from passage) to come into compliance with these standards.

2. If the facility's primary structure is a nonconforming structure in regard to the town's existing masonry requirements and has less than 75 percent masonry content, the owner may apply for administrative approval for a wooden screening fence built to the town standards with the following additional standard: When the storage is located adjacent to public streets, a minimum seven and one-half-foot and maximum eight-foot tall wood privacy fence with masonry columns located at a minimum of every 40 feet is required.

(6) *Screening of open storage.*

a. All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties unless located in an LI Light Industrial or HI Heavy Industrial zoning district, where open storage is required to be screened only from the street right-of-way.

b. Screening shall be a minimum of eight feet in height; and

1. Be of masonry construction; or

2. Be constructed of metal ornamental fencing in combination with a landscape screen; or

3. Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.

4. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six foot tall solid screen within two years of their planting. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.

c. Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet, six inches in height.

d. Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of their installation along the length of the stored material. The open storage of living plants and trees as inventory for freestanding garden center uses may exceed the height of screening, when the garden center is developed as the primary use of the lot.

e. No materials stored shall be stacked in such a manner as to be visible above the top of the screening device. Individual items that exceed the height of the screening device are permitted provided they are not stacked.

f. Vehicles kept overnight which are under or awaiting repair shall be screened from public view or stored inside the building.

g. All storage areas, including modular storage units, not screened by an intervening building shall be screened from view from any public street right-of-way and from residential uses or districts, unless located in a LI Light Industrial or HI Heavy Industrial zoning district.

h. Utilities or accessory facilities, such as storage tank towers that cannot feasibly be completely screened by a masonry wall shall be located and designed so as to "blend in" and to minimize visual impact from public rights-of-way and adjacent properties. Architectural design and landscaping materials shall be used in order to lessen any negative visual impact.

i. If the standards required for screening of open storage cannot be met due to site-specific issues the property owner or developer may petition the planning and zoning commission to approve alternative screening methods that meet the purpose and intent of the ordinance.

j. All screening shall be accomplished by an opaque screen built according to the standards outlined in section 106.06.31, "screening."

(7) *Exceptions to screening requirements.*

a. No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if generally placed "under eaves." This area is defined as the area not more than ten feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height. (See section 106.05.03(g), "open storage, under eave display" for regulations)

b. Screening is not required for items placed adjacent to a gasoline pump island that do not exceed three feet in height, except for those items expressly prohibited in subsection (4) above.

c. Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

d. Temporary outdoor storage may be allowed under certain circumstances. Please see sections 106.05.03(f), "open storage, temporary" and 106.05.03(g), "open storage, under eave display" for regulations.

e. The town council may waive these requirements if no public purpose would be served by the construction of a required screen, or if natural features exist that sufficiently screen the open storage.

(8) *Approval.* Town council through the SUP or PD process.

(t) *Private street developments/gated communities—Existing subdivisions.*

(1) *Application.* Private street developments for existing residential tracts shall be considered through the specific use permit process, subject to review and approval by town council.

(2) *Definition.* To convert public streets to private streets, the ownership and maintenance of said streets shall be transferred to the homeowners association (HOA) and that association may be restrict public access on them to residents and emergency vehicles only.

(3) *Regulations.*

a. *Thoroughfare plan.* Private street developments are subject to provisions of the master thoroughfare plan and the subdivision ordinance, as it exists or may be amended. Private street developments may not cross an existing or proposed thoroughfare as shown on the town's adopted thoroughfare plan nor shall a private street development disrupt an existing or proposed hike and bike route.

b. *Locations.* Private street developments shall be located in an area that is surrounded on at least three sides, and in any event no less than approximately 75 percent of the perimeter, by natural barriers or similar physical barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course, school location, park, railroad tracks or a limited access roadway. Non-qualifying manmade barriers include screening walls, local roadways, manmade drainage ditches, detention ponds, landscape buffers, earthen berms, utility easements and right-of-way.

c. *Connectivity.* The comprehensive plan calls for all plans for development in the town to include a high degree of connectivity within developments and between one development and another. Any proposed private street development adjacent to an existing public street subdivision that can be reasonably connected, including by constructing a bridge or culvert, for example, should not be approved as a private street development. The two adjacent subdivisions should allow cross-connectivity using public streets. This is especially critical when one of the two adjacent subdivisions has a school site within one of the developments.

d. *Established escrow account.* Any private street development proposed for an existing subdivision must show that the home owners association has established an escrow account to be kept for the purposes of street repair and replacement.

(4) *Considerations for approval.* The planning and zoning commission and town council shall use the criteria listed within the subsection for approval for private streets within new subdivisions, when considering a private street development plus:

a. Submittal of a petition signed by 100 percent of the property owners in the existing subdivision requesting conversion to private streets;

b. Existence of a home owners association (HOA) that is financially able and willing be responsible for owning and maintaining the converted streets and rights-of-way;

c. Applicants must agree to contract with the town for the purchase of the installed infrastructure and rights-of-way from the town at fair market appraised value for cash in full payment, and agree to maintain the infrastructure and rights-of-way at town standards thereafter prior to the approval of the special use permit;

d. All documents are subject to the review and approval of the town attorney; and/or

e. Subsequent to the approval of the private street designation, the entire subdivision affected shall be replatted to reflect the ownership changes and remove the town's ownership and maintenance obligation from the streets and rights-of-way.

(5) *Approval.* Town council through the SUP or PD process.

(u) *Private street developments/gated communities—New subdivisions.*

(1) *Application.* Private street developments for new residential tracts shall be considered through the specific use permit process or through the approval of a planned development district, subject to review and approval by town council.

(2) *Definition.* Private streets are constructed and maintained by the (HOA) and may be restrict public access on them to residents and emergency vehicles only.

(3) *Regulations.*

a. *Thoroughfare plan.* Private street developments are subject to provisions of the master thoroughfare plan and the subdivision ordinance, as it exists or may be amended. Private street developments may not cross an existing or proposed thoroughfare as shown on the town's

adopted thoroughfare plan nor shall a private street development disrupt an existing or proposed hike and bike route.

b. *Locations.* Private street developments shall be located in an area that is surrounded on at least three sides, and in any event no less than approximately 75 percent of the perimeter, by natural barriers or similar physical barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course, school location, park, railroad tracks or a limited access roadway. Non-qualifying manmade barriers include screening walls, local roadways, manmade drainage ditches, detention ponds, landscape buffers, earthen berms, utility easements and right-of-way.

c. *Connectivity.* The comprehensive plan calls for all plans for development in the town to include a high degree of connectivity within developments and between one development and another. Any proposed private street development adjacent to an existing public street subdivision that can be reasonably connected, including by constructing a bridge or culvert, for example, should not be approved as a private street development. The two adjacent subdivisions should allow cross-connectivity using public streets. This is especially critical when one of the two adjacent subdivisions has a school site within one of the developments.

d. *Established escrow account.* Any private street development proposed for a new subdivision must show that the home owners association has established an escrow account to be kept for the purposes of street repair and replacement.

(4) *Considerations for approval.*

a. No disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);

b. No disruption to and from properties of future developments either on site or off site to the proposed subdivision;

c. No negative effect on traffic circulation on nearby public streets;

d. Not less than 100 feet of street frontage on which to locate the main entrance gate;

e. No more than two gated street entrances, subject to approval by the city engineer, may face a designated thoroughfare within a one-mile segment of that thoroughfare;

f. No impairment of access to and from public facilities including schools or public parks;

g. No impairment of the adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);

h. The main entrance to the private street development shall have adequate throat depth to provide for residents, their guests and any accidental access and have an escape aisle for those vehicles not admitted into the subdivision;

i. Existence of natural and/or qualifying manmade boundaries around 75 percent of the development;

j. Absence of a concentration of private street developments in the vicinity of the requested private street development; and

k. Developers who wish to develop as a private street/gated community shall agree to maintain the infrastructure and rights-of-way at town standards.

(5) *Approval.* Town council through the SUP or PD process.

(v) *Sexually oriented businesses.* Sexually oriented businesses are governed by chapter 82 of the Little Elm Code of Ordinances.

(w) *Vending kiosk, commercial.*

(1) *Application.* Approval of a commercial vending kiosk greater than 120 square feet in size requires a conditional use permit, issued at the discretion of the director.

(2) *Definition.* An unmanned structure that provides a product for remuneration. Examples are ice machines, video vending machines.

(3) *Regulations.*

a. A permanent structure with a permanent foundation is required.

b. The structure should have a primarily brick/stone veneer that matches adjacent development.

c. All utility service lines shall be buried.

d. No commercial kiosk 120 square feet or greater shall be installed within two miles of another such structure.

e. Site location should not provide a strong visual presence on a major thoroughfare, nor impede fire lanes or cause other traffic flow problems, subject to review and approval by staff.

f. Lighting and signage shall be minimal, per existing regulations.

g. Concrete parking shall be available, and a restroom agreement or other accommodation with a public store within 100 feet is required if manned.

h. Permits are required, as is property owner authorization, and installation shall abide by all applicable building, fire, health, subdivision, engineering design, and zoning codes.

i. The site location shall be a part of a platted lot.

j. Structures shall be removed with a valid demolition permit by the property owner if inoperable or abandoned for more than six months. Seasonal sales are not allowed per this use.

k. The planning and zoning commission has jurisdiction over any appeals to staff determination.

l. A development agreement between the town and the conditional use applicant regarding the commercial vending kiosk shall be required prior to issuance of a conditional use permit for the commercial vending kiosk. The development agreement shall contain, at a minimum, the conditions and standards required by the town for a commercial vending kiosk.

(4) *Approval.* Once the director has determined that the commercial vending kiosk is appropriate for the location requested and that the regulations listed in (3), above, have been met, approval for the conditional use permit may be granted.

(x) *Vending kiosk, not-for-profit.*

(1) *Application.* Approval of a not-for-profit vending kiosks requires a conditional use permit, issued at the discretion of the director.

(2) *Definition.* An unmanned structure that provides a product. The fee for such product may be reduced or waived.

(3) *Regulations.*

a. If the kiosk is greater than 120 square feet in size, a structure with a permanent foundation is required.

b. The structure should have a primarily brick/stone veneer that blends with adjacent development.

c. All utility service lines shall be buried.

d. Not-for-profit kiosks greater than 120 square feet in size shall not be installed within two miles of another such structure.

e. Site locations should not provide a visual distraction for drivers along major thoroughfares, nor impede fire lanes or cause other traffic flow problems, subject to review and approval by staff.

f. The site location should be a part of a platted lot and written permission for placement from the owner of the property shall be included in the permit application.

g. Lighting and signage shall be minimal, per existing regulations.

h. Structures shall be removed with a valid demolition permit by the property owner if inoperable or abandoned for more than six months.

i. The planning and zoning commission has jurisdiction over any appeals to staff determination.

j. A development agreement between the town and the applicant regarding not-for-profit vending kiosks shall be required prior to issuance of a conditional use permit for the not-for-profit vending kiosk. The development agreement shall contain, at a minimum, the conditions and standards required by the town for a not-for-profit vending kiosk.

(4) *Approval.* Once the director has determined that the not-for-profit vending kiosk is appropriate for the location requested and that the regulations listed in (3), above, have been met, approval for the conditional use permit may be granted.

(y) Drive-in or drive-thru facilities

(1) *Application.* Drive-in or drive-thru facilities shall be considered through the specific use permit process, subject to review and approval by Town Council.

(2) *Definition.* Establishments providing services to customers in motor vehicles that are either temporarily parked, or through a service window and a drive-thru lane, such as drive-in or drive-thru restaurants, banks offering drive-thru services, gas pumps/fuel sales, or similar concepts.

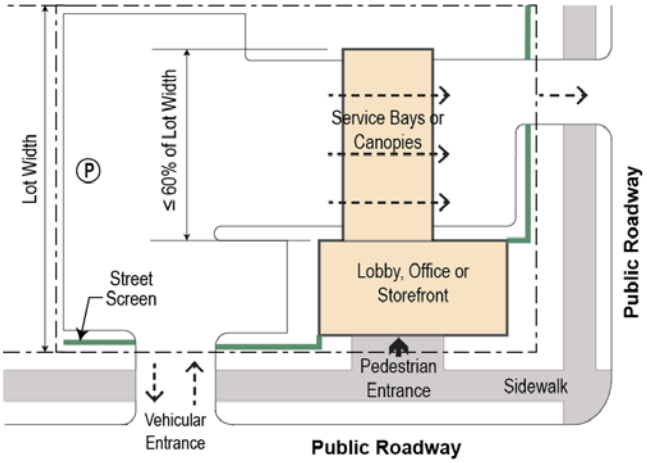
(3) *Regulations.*

a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.

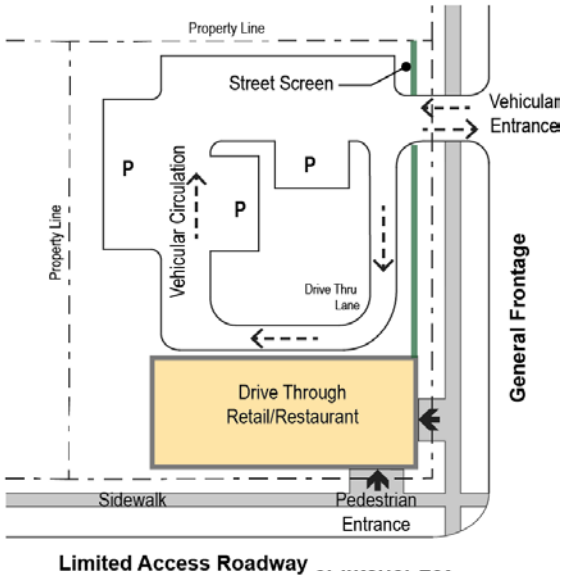
b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.

c. Screening shall be provided between the facility and any public right-of-way using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.

d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be considered front of the building and a primary entrance.



Placement example on a corner lot



Placement example on a limited access roadway

(4) *Approval.* Town council through the SUP process.

(Ord. No. 1407, § 2, 8-15-2017; Ord. No. 1527, § 2, 10-15-2019; Ord. No. 1587 , § 2, 1-5-2021)

Sec. 106.06.42 Parking access from a public street—All districts.

(a) *[Parking space.]* All parking space configuration, location, arrangement, size and circulation in all districts shall be constructed according to this section.

(b) *Entrances to developments.* During the review and approval of a conceptual plan or site plan, design consideration shall be given to providing entrance and exit drives which extend out from the site to provide adequate queuing of vehicles on the site and outside of the public rights-of-way.

(c) *Minimizing traffic congestion.* In all districts, except single-family zoning districts, building plans shall provide for entrance and exit drives appropriately designed and located to minimize traffic congestion or conflicts within the site and that align with adjoining public streets, as approved by the director.

(1) Based upon analysis by the town, if projected volumes of traffic entering or leaving a development are likely to interfere with the projected peak traffic flow volumes on adjacent streets, additional right-of-way and paving in the form of a deceleration lane or additional turn lane may be required of a developer in order to reduce such interference.

(2) The determination of additional right-of-way or paving requirements shall be made at the time the final site plan is approved.

(3) Any additional right-of-way required by the town shall be dedicated to the town with the cost of engineering design, materials and installation borne entirely by the developer.

(d) *No alley access.* Vehicular access to nonresidential uses shall not be permitted from alleys serving residential areas.

(e) *"Head-in" parking restrictions.* Head-in parking spaces that are accessed directly from the street are prohibited in all nonresidential uses except in the Office, Neighborhood Services, and the Lakefront Districts. Head in spaces are to be avoided if possible in all districts.

(f) *Perimeter landscaping.* Necessary access drives from the public right-of-way shall be permitted through all perimeter landscaping required in section 106.06.18(b), "commercial landscape requirements - perimeter landscape requirements." The width for access drives shall be between 30 and 50 feet for nonresidential two-way movements and a minimum 20 feet for nonresidential one-way movement.

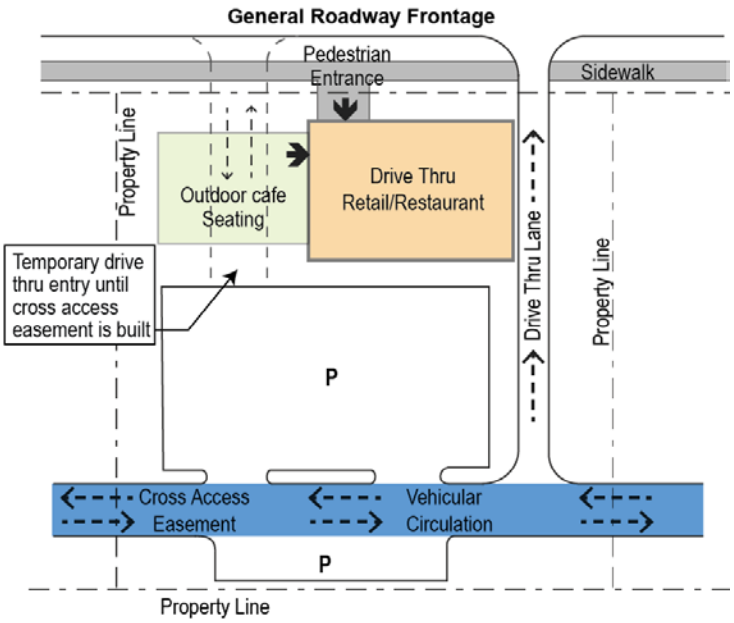
(g) *Commercial property access and connectivity*.

(1) Access to the parking lot shall be limited to a side street, common drive, or from a cross-access easement through the block. Access from TxDOT roadways shall be managed through TxDOT permitting process.

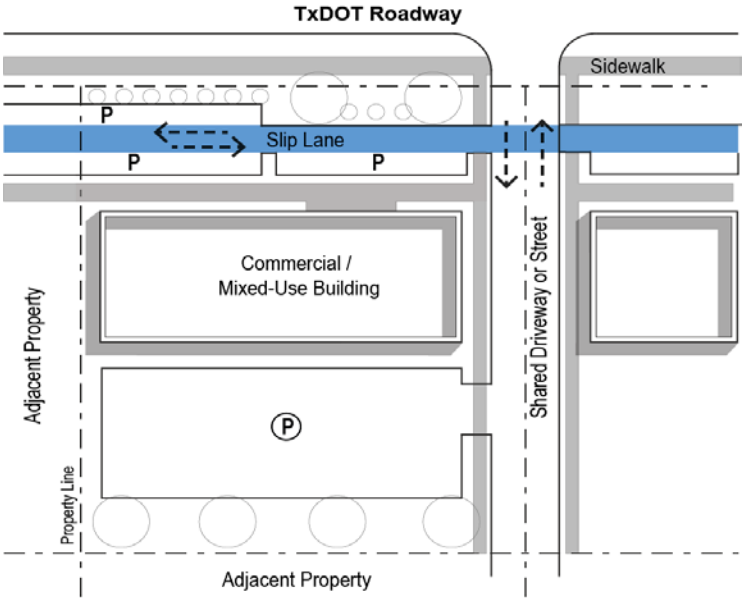
(2) Cross-access priority shall be at the rear of the lot or through an alley. When rear cross-access or alley is not available, a slip lane condition at the front of the lot may be permitted.

(3) Driveways shall be limited to side streets as a primary option. An alternative to side street access, shared driveways between lots may be permitted. Preference will be given towards overall corridor connectivity.

(4) Director of Development Services, or assignee, shall have the discretionary authority to consider and approve exceptions to these requirements, on a case-by-case basis, based on compelling evidence requiring alternate measures to ensure traffic safety and circulation.



Interior lot drive thru with temporary driveway entrance until cross access is built



Slip lane cross-access connectivity example

(Ord. No. 1407, § 2, 8-15-2017)

Sec. 106.06.44 Off-street parking standards—Nonresidential and multifamily districts.

(a) *Lighting provided in parking lots.* To prevent nuisance or unsafe situations, parking lots serving multiple-family residential developments shall provide sufficient lighting for safe movement to and from vehicles. All parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties.

(b) *Emergency access.* For safety and firefighting purposes, free access through to adjacent nonresidential parking areas shall be provided in accordance with the following:

(1) *Location.* Fire lanes shall be provided in all multiple-family, manufactured home, and nonresidential developments, and in some single-family attached, as required by the adopted fire code of the town and the subdivision ordinance.

(2) *Dimension.* Fire lanes shall be a minimum width of 24 feet of paving, and shall have a minimum inside turning radius at curves of 30 feet, or as required by the adopted fire code of the Town of Little Elm.

(3) *Vertical clearance.* The minimum overhead vertical clearance over fire lanes shall be 14 feet for a linear distance of 50 feet on each side (in front of and behind, as a fire apparatus would traverse underneath) of any overhead structure, such as a canopy, roof overhang or vertical height control device.

(c) *Concrete parking standard.* All off-street parking, maneuvering, loading and storage areas shall be constructed of concrete in accordance with the parking lot paving requirements in the town's Code of Ordinances and with any other applicable state or local requirements.

(d) *Entrances.* Entrances to thoroughfares shall consist of decorative pavement at a width matching the required 20-foot landscape buffer plus the width of the crosswalk.

(e) *Parking space markings.* Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

(f) *Curb stops.* All parking and loading spaces, and vehicle sales areas on private property shall have a vehicle stopping device, such as a curb or wheel stop at the perimeter of parking lots, installed so as to prevent encroachment of motor vehicles in any required landscaped areas, to prevent vehicles from damaging buildings, to protect public and/or private utility structures or facilities, and to prevent parked vehicles from overhanging into a public right-of-way line, a public or private sidewalk, or into adjacent private properly. An extra-wide walkway on private property may be permitted so as to allow encroachment of vehicle overhang while maintaining an unobstructed four-foot minimum walkway width. The requirement shall apply only where spaces are adjacent to the walks, right-of-way, and required landscaping. Parking shall not be permitted to encroach upon the public right-of-way in any case. In all nonresidential and multiple-family zoning districts, the perimeter of all parking lots and driveways shall be provided with ribbon concrete curbs or other means to control traffic, unless an approved landscape swale system has been utilized between parking rows and at the perimeter of parking lots to allow free water run-off into landscaped areas. Curb stops shall be used to prohibit vehicle encroachment into landscaped areas and/or walkways when swales are used.

(g) *On-street parking adjacent to multifamily development.* When a public roadway bisects a multiple-family residential development, no on-street parking shall be allowed unless the following conditions apply:

(1) The planned development district regulations specifically call out on-street parking as part of the required parking;

(2) The public roadway is designed for on-street parking and is of sufficient right-of-way width to accommodate parking and travel lanes, as determined by the town engineer;

(3) The on-street parking includes landscaped bump-outs a minimum of every three parking spaces;

(4) Sufficient spaces for visitor parking are provided on site;

(5) Crosswalks are provided with protective bump-outs at sidewalk corners and are either painted or constructed of stamped concrete to afford a high degree of visibility for pedestrians, bikers and drivers; and

(6) The director has approved the overall parking plan.

(h) *Location of refuse storage facilities.* Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies, with a minimum of 40 feet of clear backing space, and shall be appropriately screened, as required by section 106.06.31(e)(5), "screening."

(i) *Handicapped parking spaces.* Parking space(s) for persons with disabilities and other associated provisions shall be provided according to building codes, state laws, and requirements of the Americans with Disabilities Act (ADA). Parking spaces for persons with disabilities shall be as close as possible to the entryway of the appropriate structure, and shall be appropriately and clearly marked with ADA standard signage and pavement markings.

(j) *Prohibited activities in parking lots.* In all nonresidential and multiple-family zoning categories, designated parking and loading areas shall not be used for the repair, storage, dismantling or servicing (except for normal maintenance of a private vehicle) of vehicles or equipment, or for the storage of materials or supplies, or for any other use in conflict with the designated parking and loading areas, including, but not limited to, advertising or open storage of raw materials.

(k) *Maintenance.* To ensure that all requirements set forth in this section are carried forward, it will be the responsibility of the owner of the parking area to adequately maintain the facility, including but not limited to timely repainting parking space markings and repair of pavement. All off-street parking areas shall be kept free of trash, debris, vehicle repair operation or display and advertising uses. At no time after initial approval of the parking area layout can changes be made in the location and number of provided spaces without approval of the city manager or his designee.

(l) *Infrastructure for electric charging stations*. Infrastructure for one electric charging station shall be provided for every 25 required parking spaces.

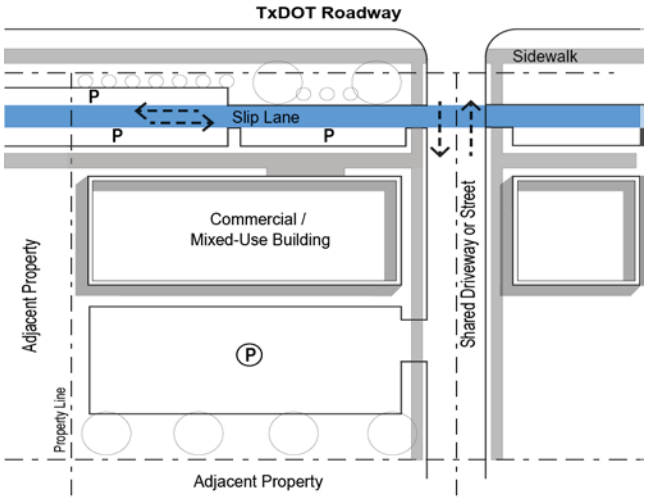
(m) *New construction.* All new construction shall have parking developed to the side or rear of the building, with cross-access connectivity between lots to access parking from side streets

(1) Temporary driveways may be used to provide access to side and rear parking lots while cross-access is being established.

(2) Front parking may be accommodated by using slip lanes along TxDOT highways.

i. If a slip lane is planned, there shall be no more than one row of head-in parking on either side of the drive aisle (one row along the right-of-way and one row along the building).

ii. If a slip lane is planned, screening of the front parking is required using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.



Frontage of a building on a corner lot and points of access to the building.

(Ord. No. 1407, § 2, 8-15-2017; Ord. No. 1527, § 2, 10-15-2019)

Date:	08/16/2022
Agenda Item #:	7. G.
Department:	Development Services
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Fred Gibbs, Director of Development Services

AGENDA ITEM:

Hold a Public Hearing, Present, Discuss, and Consider Action on **Ordinance No. 1683 Regarding a Proposed Amendment to the Town of Little Elm Comprehensive Plan Future Land Use Map (FLUP), in Order to Establish and Locate the Envisioned Land Uses Resulting from the Adopted West Side Study.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:
Take Action on Ordinance No. 1683:

DESCRIPTION:

Background.

The purpose of the Comprehensive Plan is to serve as official policy of the Town and guide future zoning decisions. The Future Land Use Plan (FLUP) is part of the Comprehensive Plan that is meant to provide a map locating the future envisioned land uses for each area of Town.

Over the past few years, the Town has been experiencing an increased interest in developed and undeveloped property on the west side of town. With the addition of the newly built Walker Middle School and the transportation and improvements made by the Town and TxDOT, this area is prime for new development, as well as redevelopment. As a result, Staff initiated a special area study of the West Side, in order to provide official direction for this area.

The West Side Study produced a plan for unified development pattern and desire for specific types of uses and densities that better align with Town's most current overall vision and identity. Key takeaways are to focus on infrastructure improvements, utility extensions, design standards for walkability and connectivity, and updating the comprehensive plan and zoning to reflect appropriate housing and land use types in the Town.

The Study built on existing land uses within the Comprehensive Plan and identified and defined

several additional uses as follow:

Neighborhood

- Based on existing neighborhood layout and context

- Appropriate transitions to existing neighborhoods with respect to densities, screening, and buffering within new neighborhoods
- Density range: 3-6 DU/AC

Mixed Residential

- Range of single family from large lot, to patio homes, to townhome transitions to neighborhood commercial

- Recreation related uses with access to parks and open space
- Overall residential density of 6 to 10 units per acre

Neighborhood Retail/Commercial

- Mostly neighborhood retail with restaurants uses or mid-rise office buildings
- May include lodging and related uses
- May include professional offices as a transition to adjoining neighborhoods
- One to two stories generally

There is currently a retail/commercial land use within the FLUP, however, it is defined very generally as "establishments providing merchandise for retail or commercial sale and professional, corporate, or administrative office." The retail/commercial use identified through the Study, builds on the existing land use, but specifically calls for more neighborhood scale retail with restaurant uses and/or mid-rise office buildings, with a max height limit of two stories.

After the Study's adoption by Town Council in 2021, Staff is proposing to amend the current FLUP to officially reflect and memorialize the Study's envisioned land uses for the area. This would allow Staff to be able to provide official guidance to the continued interested in development and redevelopment of the West Side.

Staff utilized the newly created uses and their locations as identified by the West Side Study, as well as the newly approved development projects, to clean up and connect existing residential and commercial areas, in order to create a cohesive future land use vision. The amended future land uses for the West Side are shown in the attached snapshot of the area from the FLUP document.

Staff is requesting to amend the Town of Little Elm Comprehensive Plan, adopted in 2017, in order to establish and define the above identified new land uses and their locations within the FLUP.

Commission Findings.
At their regular meeting on July 21, 2022, the Planning and Zoning Commission made a recommendation to approve the proposed amendment as presented, with seven in favor and zero against.

BUDGET IMPACT:

This item has no budget impact.

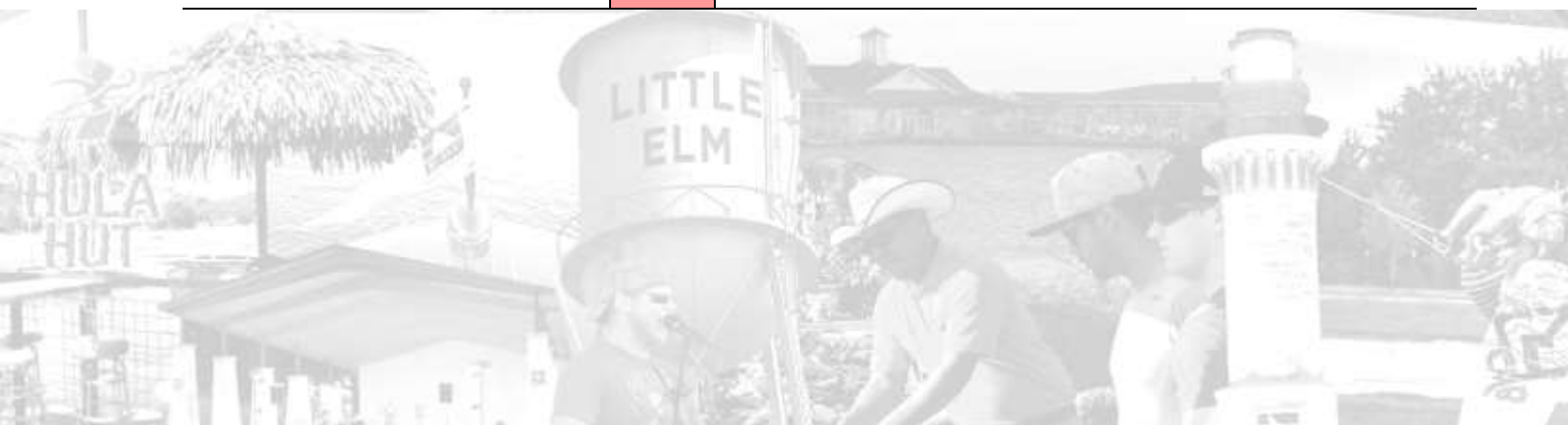
RECOMMENDED ACTION:

Planning and Zoning Commission recommends approval.

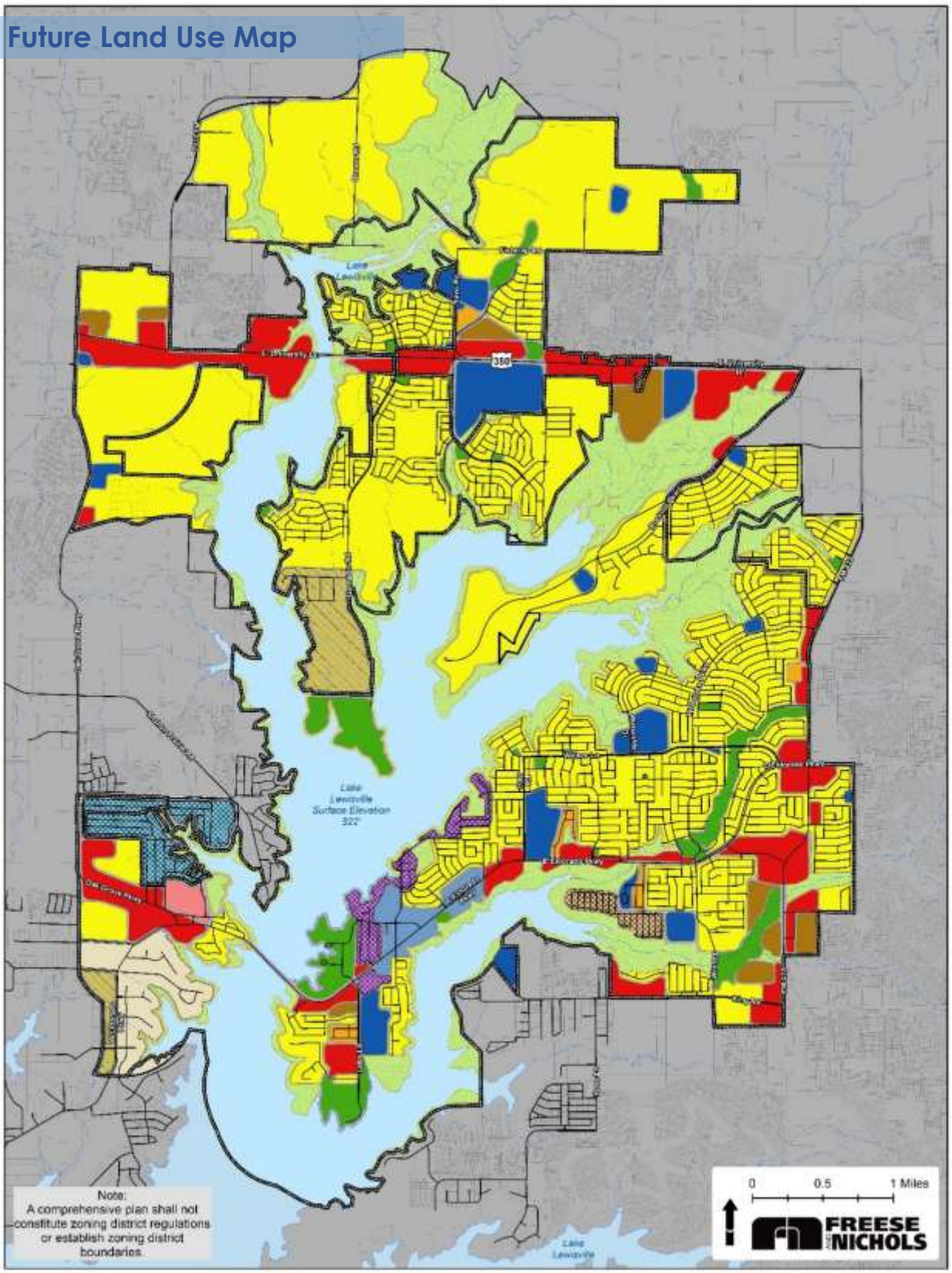
Attachments

Comp Plan FLUP 2017 - Use Categories
West Side Study Final Concept
Proposed FLUP 2022
Side by Side Comparison FLUP 2017 vs Proposal
Ordinance No. 1683

Land Use Categories	Color	Description
Residential		
Estate Residential		Single-family homes with lot sizes of one acre or greater
Ranchette Residential		Single-family homes with lot sizes of 15,000 sq. ft. to one acre
Low Density Residential		Single-family homes of varying lot sizes that are smaller than 15,000 sq. ft.
Medium Density Residential		Townhomes or Duplexes
High Density Residential		Apartments and Condominiums
Public Use		
Public/Semi-Public		Educational, governmental, or institutional uses such as schools, hospitals, places of worship or community organizations etc.
Parks and Open Space		Community parks, recreational facilities, cemeteries, and open space and private recreation
Floodplain/CORP properties		Conservation area based on FEMA map and CORP properties
Non-residential		
Retail/Commercial		Establishments providing merchandise for retail or commercial sale and professional, corporate, or administrative offices
Special Uses		
Lakefront District		A mixture of civic, park, cultural, retail, and residential uses, which is designed to be a focal point of the community
Special Planning Area 1		"Hilltown" area with redevelopment potential
Special Planning Area 2		"Preston on the Lake" area with redevelopment potential
Special Planning Area 3		Lakefront area with mostly residential redevelopment potential
Mixed Use		Vertical and horizontal mix of residential, non-residential and public uses



Future Land Use Map



LITTLE ELM

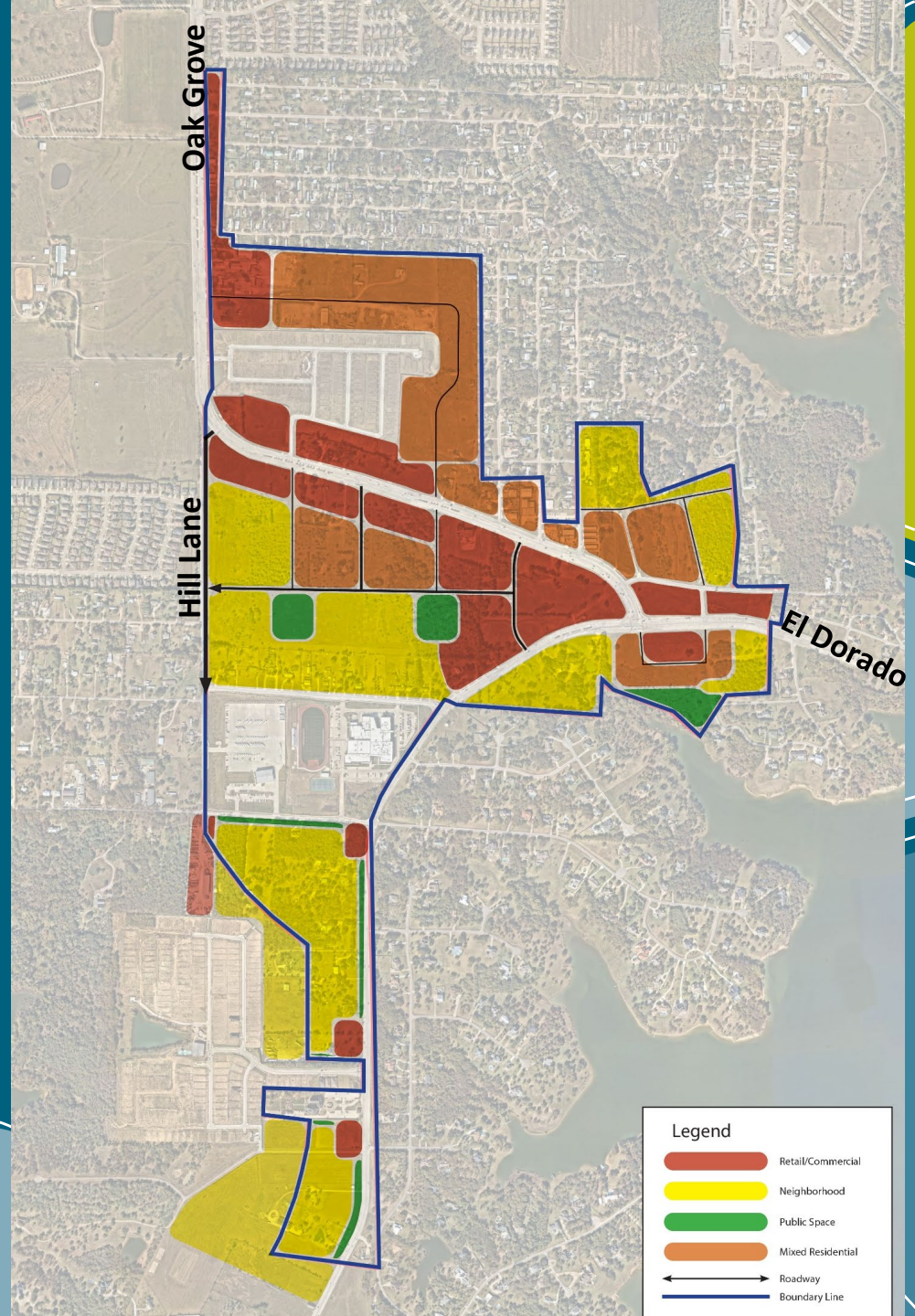
Future Land Use

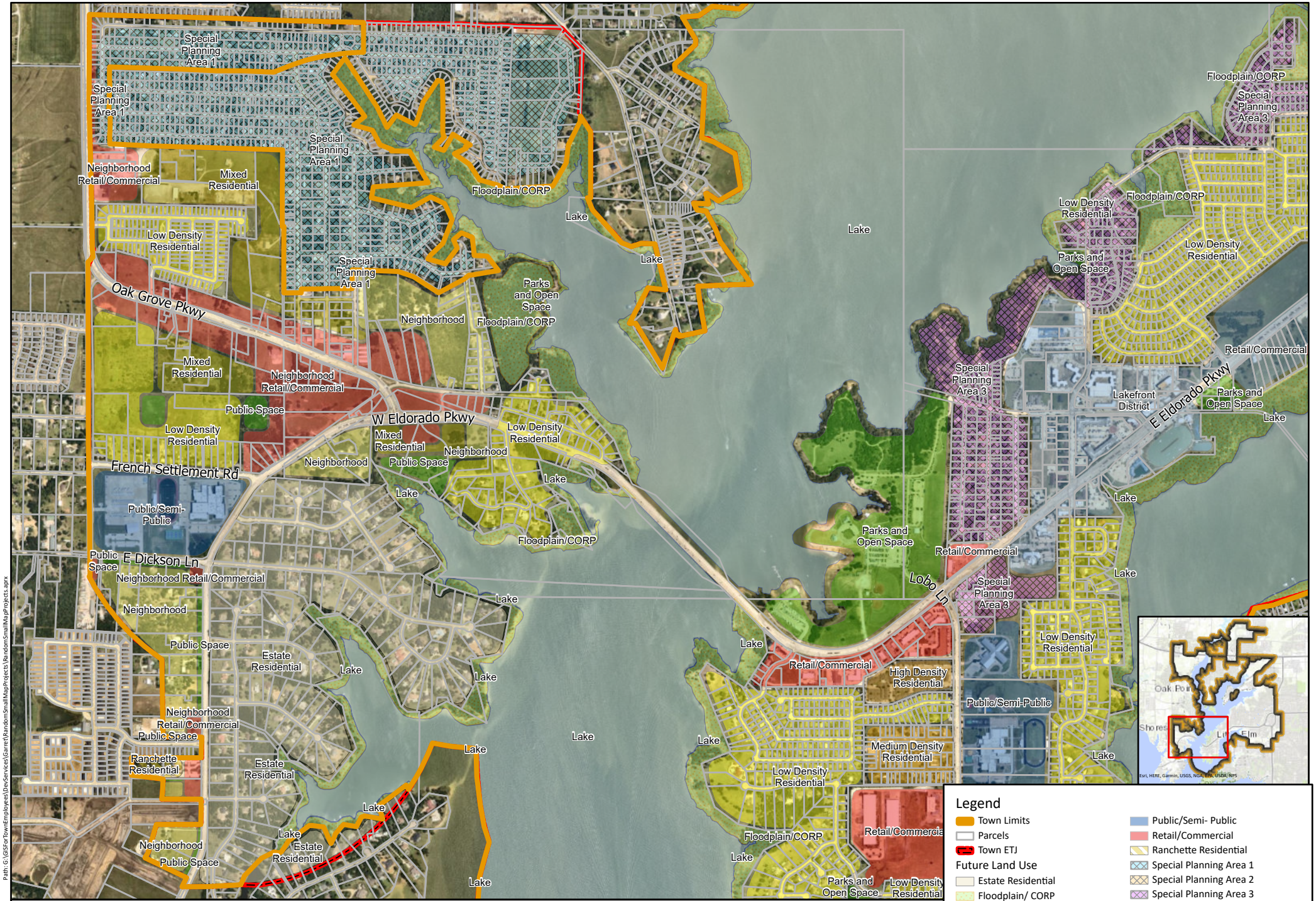
- Estate Residential
- Ranchette Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public/Semi-Public
- Parks and Open Space
- Floodplain/ CORP
- Retail/ Commercial
- Lakefront District
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3
- Mixed Use
- Lake Lewisville
- Town Limits
- ETJ
- Streams

Final Concept

Based on input from the third committee meeting, this concept was determined to be an approach for the west side area.

- Focuses neighborhood commercial along Oak Grove, and at key intersections along El Dorado
- Incorporates greenspace to provide stormwater detention as amenities in development
- Buffers existing residential with new residential; densities from 3-6 dwelling units per acre (du/ac)
- Manages mobility and connectivity through interconnected local streets
- Focuses neighborhood commercial west of intersection at Oak Grove and El Dorado





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0 0.13 0.25 0.5 Miles

Source: Town of Little Elm, NearMap, Denton County Appraisal District

2022 FLUP Update

Town of Little Elm
Denton County, TX
Date: 7/18/2022

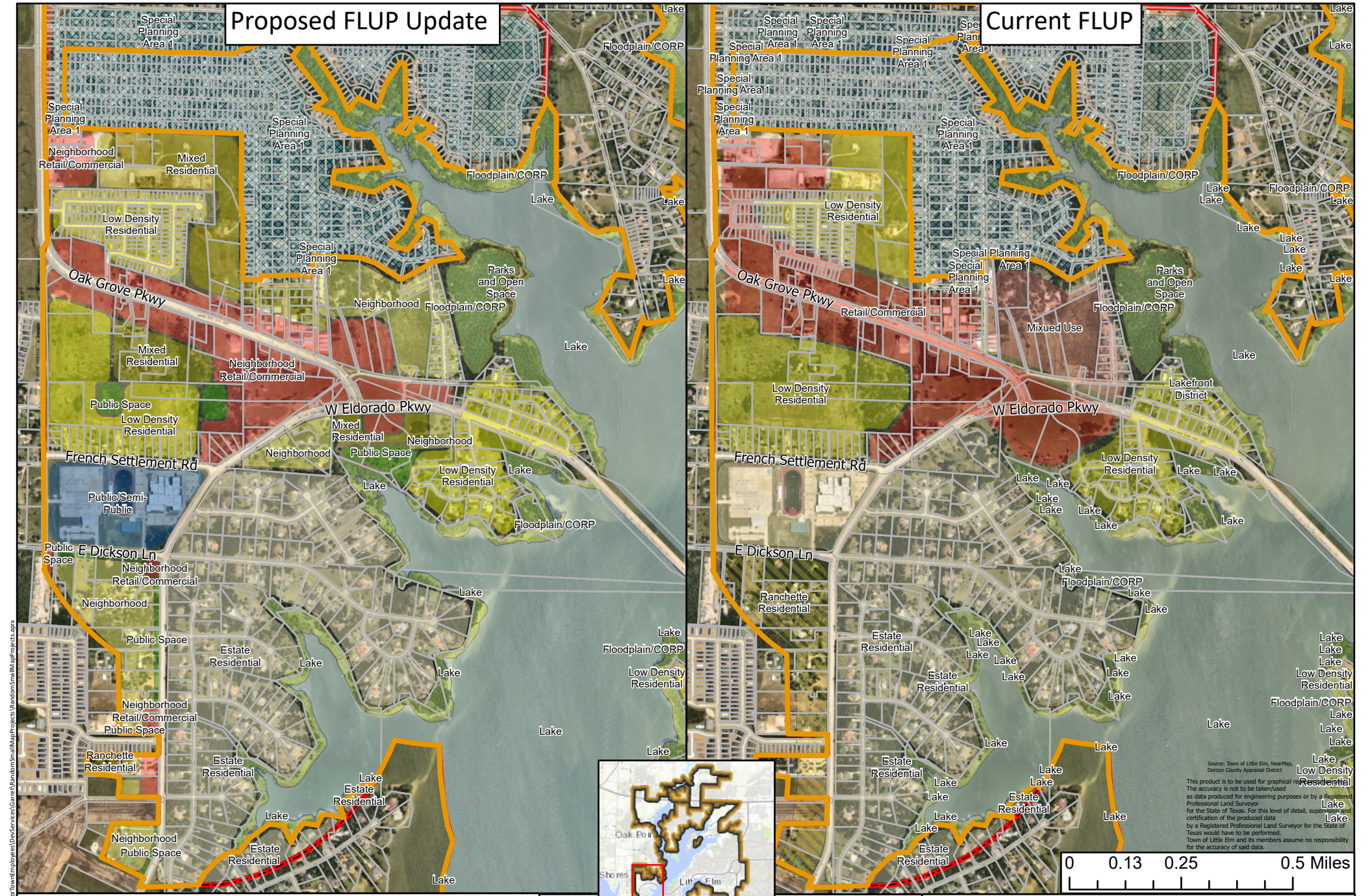
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Legend

- Town Limits
- Parcels
- Town ETJ

Future Land Use

- Estate Residential
- Floodplain/ CORP
- High Density Residential
- Lake Lewisville
- Low Density Residential
- Lakefront District
- Medium Density Residential
- Mixed Use
- Public/Semi- Public
- Retail/Commercial
- Ranchette Residential
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3
- Neighborhood
- Public Space
- Mixed Residential
- Neighborhood Retail/Commercial
- Parks and Open Space



Legend

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Future Land Use

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- Parks and Open Space
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- Retail/ Commercial
- Lakefront District
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3
- Mixed Use
- Lake Lewisville
- Road Centerlines

Source: Town of Little Elm, NearMap, Denton County Appraisal District

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TOWN OF LITTLE ELM

ORDINANCE NO. 1683

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE TOWN OF LITTLE ELM COMPREHENSIVE PLAN 2017, BY AMENDING THE FUTURE LAND USE PLAN TO ESTABLISH AND LOCATE NEW LAND USES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHERE AS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, the Town possess all rights, powers, and authorities possessed by all home rule municipalities, including the authority to adopt and amend a comprehensive plan Under Chapter 213 of the Texas Local Government Code; and

WHEREAS, the Town desires to amend the Town of Little Elm Comprehensive Plan, previously adopted in 2017, in order to establish and locate new land use categories within the Future Land Use Plan, as envisioned through the West Side Study in 2021; and

WHEREAS, the Town's Planning and Zoning Commission and the Town Council of the Town of Little Elm, Texas, in accordance with the state law and the ordinances of the Town, have given the required notices and have held the required public hearings regarding the adoption of the proposed amendment; and

WHEREAS, after due deliberations and consideration of the recommendation of the Town's Planning and Zoning Commission, and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined the amendment to the Comprehensive Plan Future Land Use Plan is in the best interest of public health, safety, and welfare of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT AND ADOPTION. From and after the effective date of this ordinance, the following amendment to the 2017 Town of Little Elm Comprehensive Plan, establishing and locating new land use categories within the Future Land Use Plan, of the Town of Little Elm, Texas, is attached hereto and adopted.

SECTION 3. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council of the Town of Little Elm, Texas hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 16th day of August, 2022.

The Town of Little Elm, Texas

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Curtis J. Cornelious, Mayor

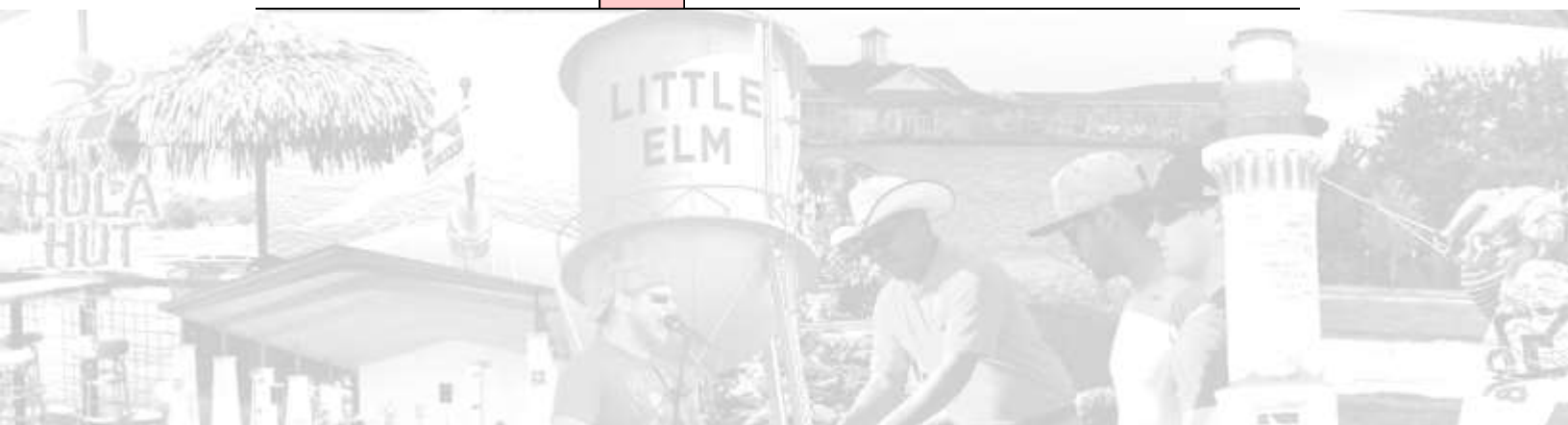
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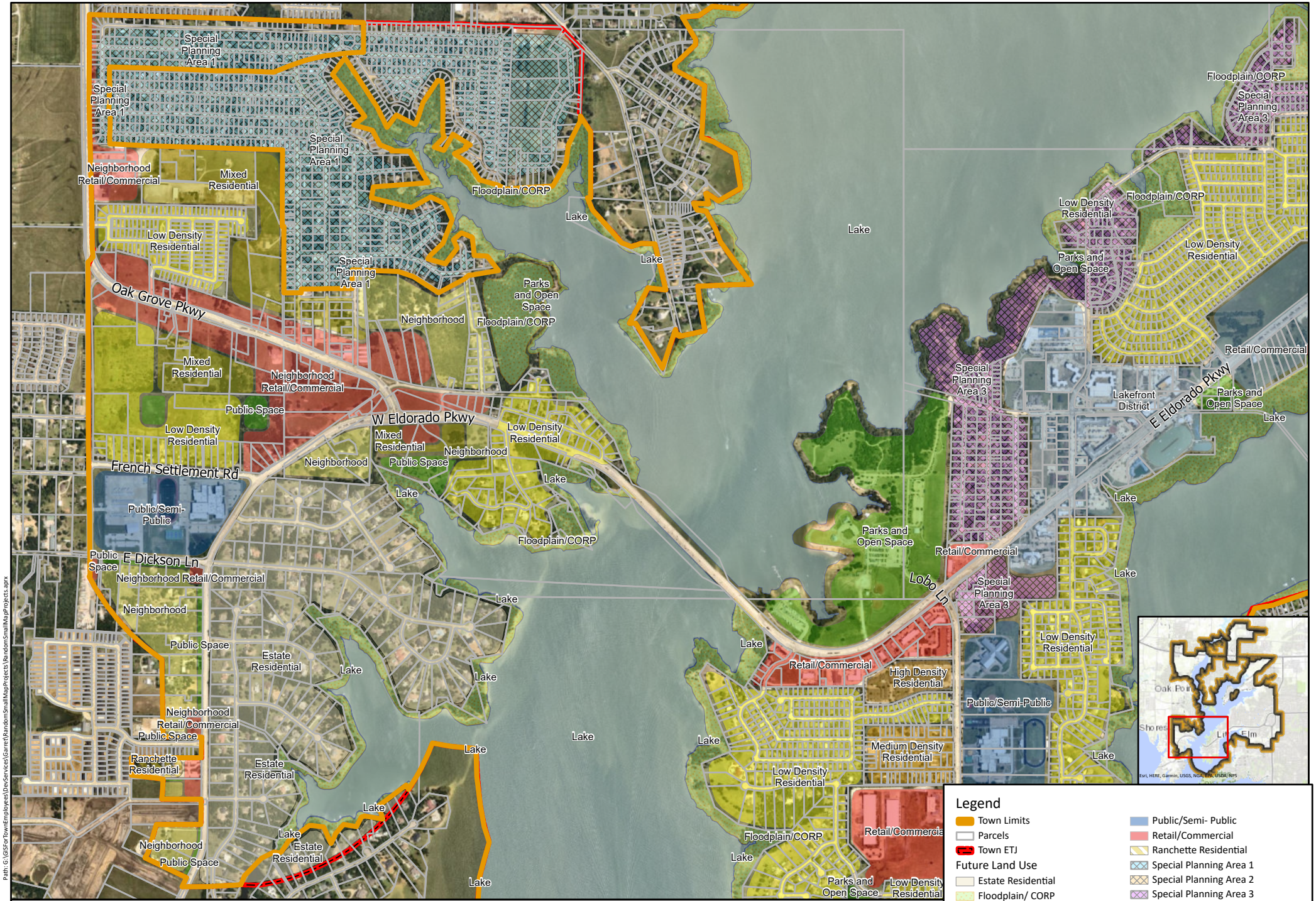
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Caitlan Biggs, Town Secretary

ATTACHMENT –
AMENDED FUTURE LAND USE MAP

Land Use Categories	Color	Description
Residential		
Estate Residential		Single-family homes with lot sizes of one acre or greater
Ranchette Residential		Single-family homes with lot sizes of 15,000 sq. ft. to one acre
Low Density Residential		Single-family homes of varying lot sizes that are smaller than 15,000 sq. ft.
Neighborhood		Single-family homes based on existing neighborhood layout and context. Density range: 3-6 DU/AC
Mixed Residential		Single-family homes, from large lots, to patio homes, to town homes as transitions to commercial. Density range: 6-10 DU/AC
Medium Density Residential		Townhomes or Duplexes
High Density Residential		Apartments and Condominiums
Public Use		
Public/Semi-Public		Educational, governmental, or institutional uses such as schools, hospitals, places of worship or community organizations etc.
Parks and Open Space		Community parks, recreational facilities, cemeteries, and open space and private recreation
Floodplain/CORP properties		Conservation area based on FEMA map and CORP properties
Non-residential		
Retail/Commercial		Establishments providing merchandise for retail or commercial sale and professional, corporate, or administrative offices
Neighborhood Retail/Commercial		Neighborhood retail with restaurant or mid-rise office uses. Maybe include lodging and related uses, and professional offices as transitions to residential. Building height range 1-2 stories.
Special Uses		
Lakefront District		A mixture of civic, park, cultural, retail, and residential uses, which is designed to be a focal point of the community
Special Planning Area 1		"Hilltown" area with redevelopment potential
Special Planning Area 2		"Preston on the Lake" area with redevelopment potential
Special Planning Area 3		Lakefront area with mostly residential redevelopment potential
Mixed Use		Vertical and horizontal mix of residential, non-residential and public uses





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