LITTLE ELM

WORKSHOP & REGULAR MEETING OF THE TOWN COUNCIL

Tuesday, August 15, 2023
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.**

   A. Present and Discuss an Update on **The Lawn at the Lakefront and Additional Upgrades and Components.**

2. **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   C. Items to be Withdrawn from Consent Agenda.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.

3. **Presentations.**

A. Recognition of the **Keep Little Elm Beautiful Chalk Art Contest Winners.**

B. Recognition of **Keep Little Elm Beautiful for Receiving the Governor Community Achievement Award for Year 2023 from Keep Texas Beautiful.**

4. **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 551.007, Texas Government Code.

5. **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 1, 2023, Regular Town Council Meeting.**

B. Consider Action to Approve the **Minutes from the August 2, 2023, Town Council Budget Workshop.**

C. Consider Action to Approve **Resolution No. 0815202301 Suspending the September 1, 2023, Effective Date of CoServ Gas, LTD.'s Requested Rate Change to Permit the Town Time to Study the Request and Establish Reasonable Rates; Approving Cooperation with Other Cities in the CoServ Service Area, to Hire Legal and Consulting Services and to Negotiate with the Company and Direct any necessary Litigation and Appeals; Requiring Reimbursement of the Steering Committee of Cities served by CoServ Gas' Rate Case Expenses; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel.**

D. Consider Action to Approve **Resolution No. 0815202302 Approving Certain Project Expenditures for TIRZ 4; Providing a Severability Clause; and Providing an Effective Date.**

E. Consider Action to Approve **Resolution No. 0815202303 Approving Certain Project Expenditures for TIRZ Six; Providing a Severability Clause; and Providing an Effective Date.**

F. Consider Action to Approve **Resolution No. 0815202304 Approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2023 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs that reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Resolution was Passed in Accordance with the requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Resolution to the Company and ACSC's Legal Counsel.**

G. Consider Action to Approve **Resolution No. 0815202305 Recommending Appointing of Voting Director of Highway 380 Municipal Management District No. 1, Commonly Known as Union Park.**

H. Consider Actin to Approve the **Third Amendment to Chapter 380 Economic Development Agreement between the Town of Little Elm and H-E-B, LP.**

I. Consider Action to Approve **Ordinance No. 1716 Approving the 2023-2024 Annual Service Plan Update for the Lakeside Estates Public Improvement District Number Two.**

J. Consider Action to Approve **Ordinance No. 1717 Approving the 2023-2024 Annual Service Plan Update for the Hillstone Pointe Public Improvement District Number Two.**

K. Consider Action to Approve **Ordinance No. 1718 Approving the 2023-2024 Annual Service Plan Update for the Rudman Tract Public Improvement District.**

L. Consider Action to Approve **Ordinance No. 1719 Approving the 2023-2024 Annual Service Plan Update for the Valencia Public Improvement District.**

M. Consider Action to Approve **Ordinance No. 1720 Approving the 2023-2024 Annual Service Plan Update for the Valencia Public Improvement District Number Two.**

N. Consider Action to Approve **Ordinance No. 1721 Approving the 2023-2024 Annual Service Plan Update for the Spiritas Ranch Public Improvement District.**

O. Consider Action to Approve **Ordinance No. 1722 Approving the 2023-2024 Annual Service Plan Update for the Spiritas East Public Improvement District.**

P. Consider Action to Approve the **Quarterly Investment Report for the Period ending June 30, 2023.**

Q. Consider Action to Approve the **Additional Improvement Area #1 Projects Landowner Agreement between the Town of Little Elm and Beazer Homes of Texas, L.P.**

R. Consider Action to Approve the **Additional Improvement Area #1 Projects Landowner Agreement between the Town of Little Elm and D.R. Horton - Texas, LTD.**

S. Consider Action to Approve the **Economic Development Corporation's (EDC) Budget for Fiscal Year 2023-2024.**

T. Consider Action to Approve the **Second Amended and Restated Reimbursement Agreement and Performance Agreement between Tax Increment Reinvestment Zone Number Three (TIRZ #3) and the Little Elm Economic Development Corporation (EDC).**

U. Consider Action to Approve the **Third Amendment to the Ground Lease Purchase Agreement between Little Elm Hospitality, LLC and Little Elm Economic Development Corporation (EDC).**

V. Consider Action to Approve the **Sales Contract for Lots 8, 9, and 10 at 318 East Park Drive, Little Elm, Texas between Little Elm Economic Development Corporation (EDC) and Lonestar Annex, LLC.**

W. Consider Action to Approve the **Unaudited Quarterly Budget Report for the Quarter Ending June 30, 2023.**

X. Consider Action to Approve a **Facility Use Agreement between the Town of Little Elm and the Little Elm Angels Foundation at Little Elm Park.**

6. **Regular Items.**

A. Hold a Public Hearing, Present and Discuss the **Proposed Budget for the Town of Little Elm for Fiscal Year 2023-2024.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:

7. **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.

8. **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.

9. **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 2023 before 5:00 p.m.

Date:	08/15/2023
Agenda Item #:	1. A.
Department:	Administrative Services
Strategic Goal:	Maximize community recreation and leisure activities
Staff Contact:	Wesley Brandon, Town Engineer

AGENDA ITEM:

Present and Discuss an Update on **The Lawn at the Lakefront and Additional Upgrades and Components.**

DESCRIPTION:

Staff will present an update on the construction of The Lawn at the Lakefront. Additionally, staff will discuss additional upgrades and components for Town Council consideration.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff requests direction from Town Council.

Date:	08/15/2023
Agenda Item #:	3. A.
Department:	Administrative Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Kate Graham, Assistant to the Town Manager

AGENDA ITEM:

Recognition of the **Keep Little Elm Beautiful Chalk Art Contest Winners.**

DESCRIPTION:

Throughout the month of July, Keep Little Elm Beautiful held a chalk art contest for kids in the Town. The winners will now be recognized for their artwork.

1st place - Alexis Doan
2nd place - Srichara Perumbuduri
3rd place - Charis Hill
Community Choice - Srichara Perumbuduri

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.

Date:	08/15/2023
Agenda Item #:	3. 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:

Recognition of **Keep Little Elm Beautiful for Receiving the Governor Community Achievement Award for Year 2023 from Keep Texas Beautiful.**

DESCRIPTION:

Keep Texas Beautiful (KTB), in partnership with the Texas Department of Transportation (TxDOT), annually awards the prestigious Governor's Community Achievement Awards to Texas communities for their outstanding overall efforts to keep their communities beautiful. This year, Keep Little Elm Beautiful was recognized for their efforts by KTB.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.

Date:	08/15/2023
Agenda Item #:	5. 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 1, 2023, Regular Town Council Meeting.**

DESCRIPTION:

The minutes from the August 1, 2023, 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 1, 2023

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 1, 2023 - 6:00 p.m.

Present: Mayor Curtis J. Cornelious; Mayor Pro Tem Jamell T. Johnson; Council Member Tony Singh; Council Member Lisa G. Norman; Council Member Andrew Evans; Council Member Michel Hambrick

Absent: Council Member Neil Blais

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; Paul Rust, Fire Chief; Robert Brown, Town Attorney; Rodney Harrison, Police Chief; Shea Rodgers, Chief Information Officer

1. **Roll Call/Call to Order Regular Town Council at 6:00 p.m.**

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

A. Invocation.

Mayor Pro Tem Jamell Johnson gave the invocation.

B. Pledge to Flags.

C. Items to be Withdrawn from Consent Agenda.

None.

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.

None.

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 Manager Matt Mueller recognized the efforts of the Public Works and Police department as they prepare for back to school.

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

None.

2. **Presentations.**

A. Recognition of the **Little Elm Area Youth Sports Association (LEAYSA) 6U LE Orioles Baseball Team.**

The Mayor recognized the team.

B. Recognition of **Wesley Brandon and Lieutenant Jay Compton for completing the Certified Public Manager Program.**

Town Manager Matt Mueller recognized Town Engineer Wesley Brandon and Lieutenant Jay Compton.

3. 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 551.007, Texas Government Code.

Ashok Babu Kolla, thanking the Town for their help with the cricket field and all they do for the residents.

4. 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 Mayor Pro Tem Jamell T. Johnson, seconded by Council Member Andrew Evans ***to approve the Consent Agenda.***

Vote: 6 - 0 - Unanimously

A. Consider Action to Approve the **Minutes for the July 18, 2023, Regular Town Council Meeting.**

B. Consider Action to Accept the **Submission of the 2023 No-New-Revenue Tax Rate of $0.547417 per $100 Taxable Value and the Voter-Approval Tax Rate of $0.590494 per $100 Taxable Value.**

C. Consider Action to Approve the **Schedule for the Public Hearing for the FY 2023-2024 Proposed Tax Rate**.

D. Consider Action to Approve a **Professional Services Agreement between the Town of Little Elm and Forvis, LLC for Audit Services, RFP 2023-15.**

5. Regular Items.

A. Present, Discuss, and Consider Action to Approve **Ordinance No. 1715 Establishing the 2023 Certified Appraisal Roll.**

Chief Financial Officer Kelly Wilson gave an overview of the item.

Motion by Mayor Pro Tem Jamell T. Johnson, seconded by Council Member Michel Hambrick ***to approve Ordinance No. 1715.***

Vote: 6 - 0 - Unanimously

B. Present, Discuss, and Consider Action on **Resolution No. 0801202301 for the Proposed FY 2023-2024 Property Tax Rate.**

Chief Financial Officer Kelly Wilson gave an overview of the item.

Motion by Council Member Lisa G. Norman, seconded by Mayor Pro Tem Jamell T. Johnson ***to accept Resolution No. 0801202301 and place a proposal to adopt a FY 2023-2024 tax rate of $0.589900 per $100 of valuation on the September 5, 2023, Town Council Agenda.***

Vote: 6 - 0 - Unanimously

C. Present and Discuss the **Submission of the Fiscal Year 2023-2024 Proposed Budget and Budget Message by the Town Manager.**

Chief Financial Officer Kelly Wilson gave an overview of the item. No action taken.

6. 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 6:21 p.m.

7. 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 6:43 p.m. No action was taken.

8. Adjourn.

Meeting was adjourned at 6:44 p.m.

Respectfully,

Caitlan Biggs
Town Secretary

Passed and Approved this _____day of _____2023.

Date:	08/15/2023
Agenda Item #:	5. 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 2, 2023, Town Council Budget Workshop.**

DESCRIPTION:

The minutes from the August 2, 2023, 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 2, 2023

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, 2023 - 6:00 p.m.

Present: Mayor Curtis J. Cornelious; Council Member Neil Blais; Mayor Pro Tem Jamell T. Johnson; Council Member Tony Singh; Council Member Lisa G. Norman; Council Member Andrew Evans; Council Member Michel Hambrick

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; Drew Bailey, Managing Director of Tourism and Business Development; Kelly Wilson, Chief Financial Officer; Paul Rust, Fire Chief; Robert Brown, Town Attorney; Rodney Harrison, Police Chief; Shea Rodgers, Chief Information Officer

1. Roll Call/Call to Order Workshop.

Meeting was called to order at 6:01 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 551.007, Texas Government Code.

None.

3. Present and Discuss the **Proposed Budget and Financial Plan for Fiscal Years 2024 - 2028.**

Town Manager Matt Mueller presented an overview of the budget in the attached presentation.

4. **Adjourn.**

Meeting was adjourned at 8:44 p.m.

Respectfully,

Caitlan Biggs
Town Secretary

Passed and Approved this 15th day of August 2023.

Date:	08/15/2023
Agenda Item #:	5. C.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Doug Peach, Deputy Town Manager

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0815202301 Suspending the September 1, 2023, Effective Date of CoServ Gas, LTD.'s Requested Rate Change to Permit the Town Time to Study the Request and Establish Reasonable Rates; Approving Cooperation with Other Cities in the CoServ Service Area, to Hire Legal and Consulting Services and to Negotiate with the Company and Direct any necessary Litigation and Appeals; Requiring Reimbursement of the Steering Committee of Cities served by CoServ Gas' Rate Case Expenses; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel.**

DESCRIPTION:

On July 28, 2023, CoServ Gas, Ltd. ("CoServ" or "Company"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within its service area, effective September 1, 2023.

CoServ is seeking to increase its annual revenues in incorporated areas by $10,314,726, which is an increase of 7.5% including gas costs, or 27.3% excluding gas costs. CoServ is also requesting: (1) new depreciation rates for distribution and general plant; (2) a prudence determination for capital investment; (3) specification of the factors to be used in any Interim Rate Adjustment Filing the Company makes pursuant to Texas Utilities Code § 104.302; and (4) a surcharge on customer bills to recover the reasonable rate case expenses associated with the filing of this statement of intent.

Purpose of the Resolution:

The resolution suspends the September 1, 2023 effective date of the Company's rate increase for the maximum period permitted by law to allow the Town, working in conjunction with other similarly situated cities with original jurisdiction served by CoServ, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the Town to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the Town fails to take some action regarding the filing before the effective date, CoServ's rate request is deemed approved.**

Explanation of "Be It Resolved" Sections:

Section 1. This section incorporates the "whereas" provisions in the preamble into the Resolution.

Section 2. The Town is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the Town retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the Town must take final action on CoServ's request to increase rates by September 1, 2023.

Section 3. This provision authorizes the Town to participate in a coalition of cities served by CoServ in order to more efficiently represent the interests of the Town and their citizens. It also authorizes the hiring of Thomas L. Brocato with the law firm of Lloyd Gosselink Rochelle and Townsend to represent the Town in this matter.

Section 4. By law, the Company must reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will present their invoices to Cities which will then seek reimbursement from CoServ. The Town will not incur liability for payment of rate case expenses by adopting a suspension resolution.

Section 5. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 6. This section provides that both CoServ's counsel and counsel for the cities will be notified of the Town's action by sending a copy of the approved and signed resolution to certain designated individuals.

Section 7. This section identifies the effective date of the Resolution as the time it is adopted.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0815202301

RESOLUTION NO. 0815202301

RESOLUTION OF THE TOWN OF LITTLE ELM SUSPENDING THE SEPTEMBER 1, 2023 EFFECTIVE DATE OF COSERV GAS, LTD.'S REQUESTED RATE CHANGE TO PERMIT THE TOWN TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE COSERV SERVICE AREA, TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF THE STEERING COMMITTEE OF CITIES SERVED BY COSERV GAS' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about July 28, 2023, CoServ Gas Ltd ("CoServ" or "Company"), pursuant to Gas Utility Regulatory Act § 104.102 filed with the Town of Little Elm ("Town") a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within its service area, effective September 1, 2023; and

WHEREAS, the Town is a gas utility customer and a regulatory authority under the Gas Utility Regulatory Act ("GURA") and under Chapter 104, § 104.001 et seq. of GURA has exclusive original jurisdiction over CoServ's rates, operations, and services within the Town; and

WHEREAS, in order to maximize the efficient use of resources and expertise, it is reasonable for the Town to cooperate with other cities in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, it is not possible for the Town to complete its review of CoServ's filing by the September 1, 2023 effective date proposed in CoServ's Statement of Intent; and

WHEREAS, the Town will need an adequate amount of time to review and evaluate CoServ's rate application to enable the Town to adopt a final decision as a local regulatory authority with regard to CoServ's requested rate increase; and

WHEREAS, GURA § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, GURA § 103.022 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility.

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

1. That the findings and recitations set out in the preamble of this Resolution are found to be true and correct and are hereby adopted by the Town Council and made a part hereof for all purposes.

2, That the September 1, 2023 effective date of the rate request submitted by CoServ on July 28, 2023, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

3. That the Town is authorized to cooperate with other cities in the CoServ service area, CoServ Gas Cities, and subject to the right to terminate employment at any time, hereby authorizes the hiring of Thomas L. Brocato of the law firm of Lloyd Gosselink Rochelle and Townsend, P.C. and consultants, to review CoServ's filing, negotiate with the Company, make recommendations to the Town regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the Town or Railroad Commission.

4. That the Town's reasonable rate case expenses shall be reimbursed by CoServ.

5. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

6. That a copy of this Resolution shall be sent to CoServ, care of Charles D. Harrell, CoServ Gas Ltd., 7701 South Stemmons, Corinth, Texas 76210-1842, and to Thomas Brocato, counsel for CoServ Gas Cities, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725 (tbrocato@lglawfirm.com).

7. That this Resolution shall be and become effective from and after its adoption.

PASSED AND APPROVED this 15th day of August, 2023.

_____

Curtis J. Cornelious, Mayor

APPROVED AS TO FORM:

_____

Robert Brown, Town Attorney

I, Caitlan Biggs, Secretary of the Town Council of the Town of Little Elm, Texas, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Town Council of the Town of Little Elm, Texas, at its regular meeting held of the 15th day of August, 2023, as the same appears in the records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the Town of Little Elm this 15th day of August, 2023.

_____

Caitlan Biggs, Secretary for the Town Council
of the Town of Little Elm, Texas

Date:	08/15/2023
Agenda Item #:	5. D.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0815202302 Approving Certain Project Expenditures for TIRZ 4; Providing a Severability Clause; and Providing an Effective Date.**

DESCRIPTION:

On August 15, 2023, the Tax Increment Reinvestment Zone (TIRZ) Four Board approved Resolution No. 0815202301T4, 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 (FY) 2022-2023. Funds will be disbursed to the Valencia on the Lake Public Improvement District not to exceed $885,520.03 as identified in Exhibit A for FY 2023-2024.

BUDGET IMPACT:

Not applicable.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0815202302 TIRZ #4

Valencia PID 2023-2024 SAP

TOWN OF LITTLE ELM, TEXAS

RESOLUTION NO. 0815202302

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 0815202301T4** on August 15, 2023, the certain expenditures of the Incremental Tax Revenues Collected for fiscal year 2022-2023 to be disbursed to **Valencia on the Lake Public Improvement District not to exceed $885,520.03** 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 2022-2023to be disbursed to **Valencia on the Lake PID** not to exceed **$885,520.03** 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 15th DAY OF AUGUST 2023.

_____
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	2023-2024 Estimated TIRZ Credit
Phase One	$260,578.72
Major Improvement Area	$166,132.27
Phase Two	$458,809.04
Total	**$885,520.03**

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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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 2023-24.

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 D-1, Appendix E-1, Appendix F-1, and Appendix G, 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 2023-24.

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 H 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 providing 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 $7,469,427 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]	Spent to Date[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	$0	$6,929,998	$6,929,998	$0
Other funding sources	$0	$34,427	$34,427	$34,427	$0
Total Sources	**$7,435,000**	**$34,427**	**$7,469,427**	**$7,469,427**	**$0**
Uses of Funds					
Major Improvements					
Road improvements	$721,517	$13,417	$734,934	$734,934	$0
Water distribution system improvements	$280,685	$6,149	$286,834	$286,834	$0
Sanitary sewer improvements	$290,984	$5,803	$296,787	$296,787	$0
Storm drainage improvements	$79,114	$2,018	$81,132	$81,132	$0
Other soft and miscellaneous costs	$627,811	$14,723	$642,534	$642,534	$0
Subtotal: Major Improvements	**$2,000,111**	**$42,110**	**$2,042,221**	**$2,042,221**	**$0**
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**	**$7,469,427**	**$0**

1 – According to the Developer as of July 14, 2022.

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is not a significant variance between the initial estimated budget and the revised budget. The Developer has funded the net increase.

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

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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]	Spent to Date[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 Developer will fund the net increase.

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 on the following page 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 on the following page.

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]	Spent to Date[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 below 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]	Spent to Date[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 to the Improvement Area #3 Improvement costs 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 below.

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
2014-2023[1]	$32,390,700	$30,895,000	$1,495,700	$4,460,158	$8,379,849	$5,025,847	$1,199,235
2024	$0	$0	$0	$310,381	$454,245	$527,739	$371,906
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
2029	$0	$0	$0	$573,579	$623,382	$991,570	$399,757
Total	**$32,390,700**	**$30,895,000**	**$1,495,700**	**$7,651,128**	**$11,957,087**	**$10,520,029**	**$3,571,780**

1 – Assessment years ending 2014 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2025 through 2029 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 2029 represent Annual Installments billed or projected to be billed for the Series 2018 Refunding and Improvement Bonds.

C. STATUS OF DEVELOPMENT

According to the Town, greater than 95 percent of the total building permits expected to be issued within the PID have been issued as of June 30, 2023. Pursuant to Section 4 (a)(vi) of the Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

See Appendix C for 2023 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 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-one (21) 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 2023-24. 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-D-1 on the following page.

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Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2023-24

Descriptions	Phase #1 Refunding and Improvement Bonds
Interest payment on March 1, 2024	$168,484
Interest payment on September 1, 2024	$168,484
Principal payment on September 1, 2024	$175,000
Subtotal debt service on bonds	*$511,967*
Administrative Expenses	$36,900
Excess interest for prepayment and delinquency reserves	$32,092
Subtotal Expenses	*$580,960*
Available TIRZ Credit	($260,579)
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($270,579)*
Annual Installments	**$310,381**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $168,484 and on September 1, 2024 in the amount of $168,484, which equal interest on the outstanding Assessments balance of $6,418,445 for six months each and an effective interest rate of 5.25 percent. Annual Installments to be collected include a principal amount of $175,000 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $511,967.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-D-2 on the following page, the total Phase #1 Administrative Expenses to be collected for 2023-24 are estimated to be $36,900.

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Table II-D-2
Phase #1 Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,250
PID Administrator	$23,200
Trustee	$4,500
Auditor	$1,500
Contingency	$3,450
Total	**$36,900**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $260,579 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within Phase #1. The TIRZ Credit shall be calculated separately for each Parcel and such TIRZ Credit 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 May 31, 2023, the balance in the reserve fund was $532,107, which includes the bond reserve requirement of $519,775. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Phase #1 Refunding and Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of May 31, 2023, 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 May 31, 2023, the balance in the Administrative Expense Fund was $26,717. All funds are anticipated to be used until January 31, 2024. As a result, there are no funds available to reduce the Administrative Expense portion of the Annual Installment.

E. 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 $3,020.47 (i.e. ($511,967 + $32,092 - $10,000) ÷ 176.81 = $3,020.47).

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 $208.69 (i.e., $36,900 ÷ 176.81 = $208.69).

As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,229.16 (i.e., $3,020.47 + $208.69 = $3,229.16) 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 $3,229.16 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 2023-24 is shown in Table II-E-1 below.

Table II-E-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)	$3,229.16	1.00	$3,229.16
Lot Type 3 (60' Lot)	$3,229.16	0.81	$2,615.62

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix D-1.

F. 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-five (25) 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 8.56 percent for 2023-24. 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 (8.56 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2023-24

Descriptions	Major Improvement Area Refunding Bonds
Interest payment on March 1, 2024	$275,433
Interest payment on September 1, 2024	$275,433
Principal payment on September 1, 2024	$7,823
Subtotal debt service on bonds	*$558,688*
Administrative Expenses	$39,500
Excess interest for prepayment and delinquency reserves	$32,190
Subtotal Expenses	*$630,377*
Available TIRZ Credit	($166,132)
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($176,132)*
Annual Installments	**$454,245**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $275,433 and on September 1, 2024 in the amount of $275,433 which equal interest on the outstanding Major Improvement Area Assessments balance of $6,437,916 for six months each and an effective interest rate of 8.56 percent. Annual Installments to be collected include a principal amount of $7,823 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $558,688.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-F-2 on the following page, the total Major Improvement Area Administrative Expenses to be collected for 2023-24 are estimated to be $39,500.

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Table II-F-2
Major Improvement Area Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,250
PID Administrator	$25,600
Trustee	$4,500
Auditor	$1,500
Contingency	$3,650
Total	**$39,500**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2023 in the total amount of $168,170 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within the Major Improvement Area of the PID. The TIRZ Credit shall be calculated separately for each Parcel and such TIRZ Credit 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 May 31, 2023, the balance in the reserve fund was $577,224, which includes the bond reserve requirement of $560,438. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Major Improvement Area Refunding and Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of June 30, 2023, 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 May 31, 2023, the balance in the Administrative Expense Fund was $26,717. All funds are anticipated to be used until January 31, 2024. As a result, there are no funds available to reduce the Administrative Expense portion of the Annual Installment.

G. 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 $999.53 (i.e. ($558,688 + $32,190 - $10,000) ÷ 581.15 = $999.53) and the Administrative Expenses to be collected from each Equivalent Unit will be $67.97 (i.e. ($39,500 ÷ 581.15 = $67.97). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,067.50 (i.e., $999.53 + $67.97 = $1,067.50). 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 $1,067.50 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 2023-24 is shown in Table II-G-1 below.

Table II-G-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)	$1,067.50	1.00	$1,067.50
Lot Type 2 (70' Lot)	$1,067.50	0.92	$982.10
Lot Type 3 (60' Lot)	$1,067.50	0.81	$864.67
Lot Type 4 (50' Lot)	$1,067.50	0.76	$811.30
Lot Type 5 (40' Lot)	$1,067.50	0.65	$693.87
Lot Type 6 (25' Lot)	$1,067.50	0.47	$501.72

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

H. 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-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 #2 Refunding and Improvement Bonds. The effective interest rate on the Improvement Area #2 Refunding and Improvement Bonds is 5.75 percent per annum for 2023-24. 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 (5.75 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Improvement Area #2 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-H-1 on the following page.

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Table II-H-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2023-24

Descriptions	Improvement Area #2 Refunding and Improvement Bonds
Interest payment on March 1, 2024	$338,214
Interest payment on September 1, 2024	$338,214
Principal payment on September 1, 2024	$225,000
Subtotal debt service on bonds	*$901,429*
Administrative Expenses	$36,300
Excess interest for prepayment and delinquency reserves	$58,820
Subtotal Expenses	*$996,548*
Available TIRZ Credit	($458,809)
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($468,809)*
Annual Installments	**$527,739**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $338,214 and on September 1, 2024 in the amount of $338,214 which equal interest on the outstanding Improvement Area #2 Assessments balance of $11,763,965 for six months each and an effective interest rate of 5.75 percent. Annual Installments to be collected include a principal amount of $225,000 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $901,429.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-H-2 on the following page, the Improvement Area #2 total Administrative Expenses to be collected for 2023-24 are estimated to be $36,300.

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Table II-H-2
Improvement Area #2 Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,250
PID Administrator	$22,700
Trustee	$4,500
Auditor	$1,500
Contingency	$3,350
Total	**$36,300**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $458,809 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within Improvement Area #2 of the PID. The TIRZ Credit shall be calculated separately for each Parcel and such TIRZ Credit 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 May 31, 2023, the balance in the reserve fund was $932,200, which includes the bond reserve requirement of $905,125. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Improvement Area #2 Refunding and Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of May 31, 2023, 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 May 31, 2023, the balance in the Administrative Expense fund was $42,874. All funds are anticipated to be used until January 31, 2024. As a result, there are no funds available to reduce the Administrative Expense portion of the Annual Installment.

I. 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 $3,022.80 (i.e. ($901,429 + $58,820 - $10,000) ÷ 314.36 = $3,022.80) and the Administrative Expenses to be collected from each Equivalent Unit will be $115.47 (i.e. $36,300 ÷ 314.36 = $115.47). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #2 will be $3,138.27 (i.e., $3,022.80 + $115.47 = $3,138.27). 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 $3,138.27 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 2023-24 is shown in Table II-I-1 below.

Table II-I-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)	$3,138.27	0.81	$2,542.00
Lot Type 4 (50' Lot)	$3,138.27	0.76	$2,385.09
Lot Type 5 (40' Lot)	$3,138.27	0.65	$2,039.88

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix F-1.

J. 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-four (24) 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 3.30 percent per annum for 2023-24. 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 (3.30 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Improvement Area #3 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-J-1 on the following page.

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Table II-J-1
Budget for the Improvement Area #3 Annual Installments to be Collected for 2023-24

Descriptions	Improvement Area #3 Bonds
Interest payment on March 1, 2024	$84,666
Interest payment on September 1, 2024	$84,666
Principal payment on September 1, 2024	$153,000
Subtotal debt service on bonds	*$322,331*
Administrative Expenses	$38,900
Excess interest for prepayment and delinquency reserves	$25,675
Subtotal Expenses	*$386,906*
Available reserve fund income	($5,000)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($15,000)*
Annual Installments	**$371,906**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $84,666 and on September 1, 2024 in the amount of $84,666 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 3.30 percent. Annual Installments to be collected include a principal amount of $153,000 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $322,331.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-J-2 on the following page, the Improvement Area #3 total Administrative Expenses to be collected for 2023-24 are estimated to be $38,900.

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Table II-J-2
Improvement Area #3 Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	4,250
PID Administrator	$25,000
Trustee	$4,500
Auditor	$1,500
Contingency	$3,650
Total	**$38,900**

Available Reserve Fund Income

As of May 31, 2023, the balance in the reserve fund was $331,765, which includes the bond reserve requirement of $322,894. As a result, there is a partial credit of $5,000 in excess funds available to pay a portion of the Improvement Area #3 Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of May 31, 2023, the Trustee reported that the capitalized interest fund been fully expended. As a result, there is no credit to reduce the 2023-24 Annual Installment.

Available Administrative Expense Account

As of May 31, 2023, there were no funds in the Administrative Expense Account. As a result, there is a partial credit of $10,000 available to reduce the Administrative Expense portion of the 2023-24 Annual Installment.

K. ANNUAL INSTALLMENT 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 $2,081.98 (i.e. ($322,331 + $25,675 - $5,000) ÷ 164.75 = $2,081.98) and the Administrative Expenses to be collected from each Equivalent Unit will be $175.42 (i.e. ($38,900 - $10,000) ÷ 164.75 = $175.42). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #3 will be $2,257.40 (i.e., $2,081.98 + $175.42 = $2,257.40). 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 $2,257.40 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 2023-24 is shown in Table II-K-1 on the following page.

Table II-K-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)	$2,257.40	0.81	$1,828.49
Lot Type 4 (50' Lot)	$2,257.40	0.76	$1,715.62
Lot Type 5 (40' Lot)	$2,257.40	0.65	$1,467.31

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix G.

L. 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 Central Appraisal District 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.

According to the Denton Central Appraisal District online records, Phase #2B-2 of the PID was subdivided in 2022 and the Major Improvement Area Assessments were reallocated proportionally according to Lot Type. As shown in Table IV-A-1 below, parent Parcels 38646, 958385, 986670, 986671 were subdivided into 90 residential lots. These Lots are reflected in the Major Improvement Area Assessment Roll as shown in Appendix E-1.

Table IV-A-1
Phase #2B-2 Parcel Subdivision – Major Improvement Area

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 958385 986670 986671	90	72.90	$807,578	Various	3 (60' Lot)	0.81	90	72.90	$8,973	$807,578
Total	**90**	**72.90**	**$807,578**				**90**	**72.90**		**$807,578**

B. PREPAYMENT OF ASSESSMENTS

As of May 31, 2023, the Phase #1 Special Assessments on Parcel 662606 has paid in full. Parcel 662543 has made a partial prepayment for the Phase #1 Assessments in the amount of $10,000.

As of May 31, 2023, the Improvement Area #2 Special Assessments on Parcels 717668 and 717719 have paid their in full.

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

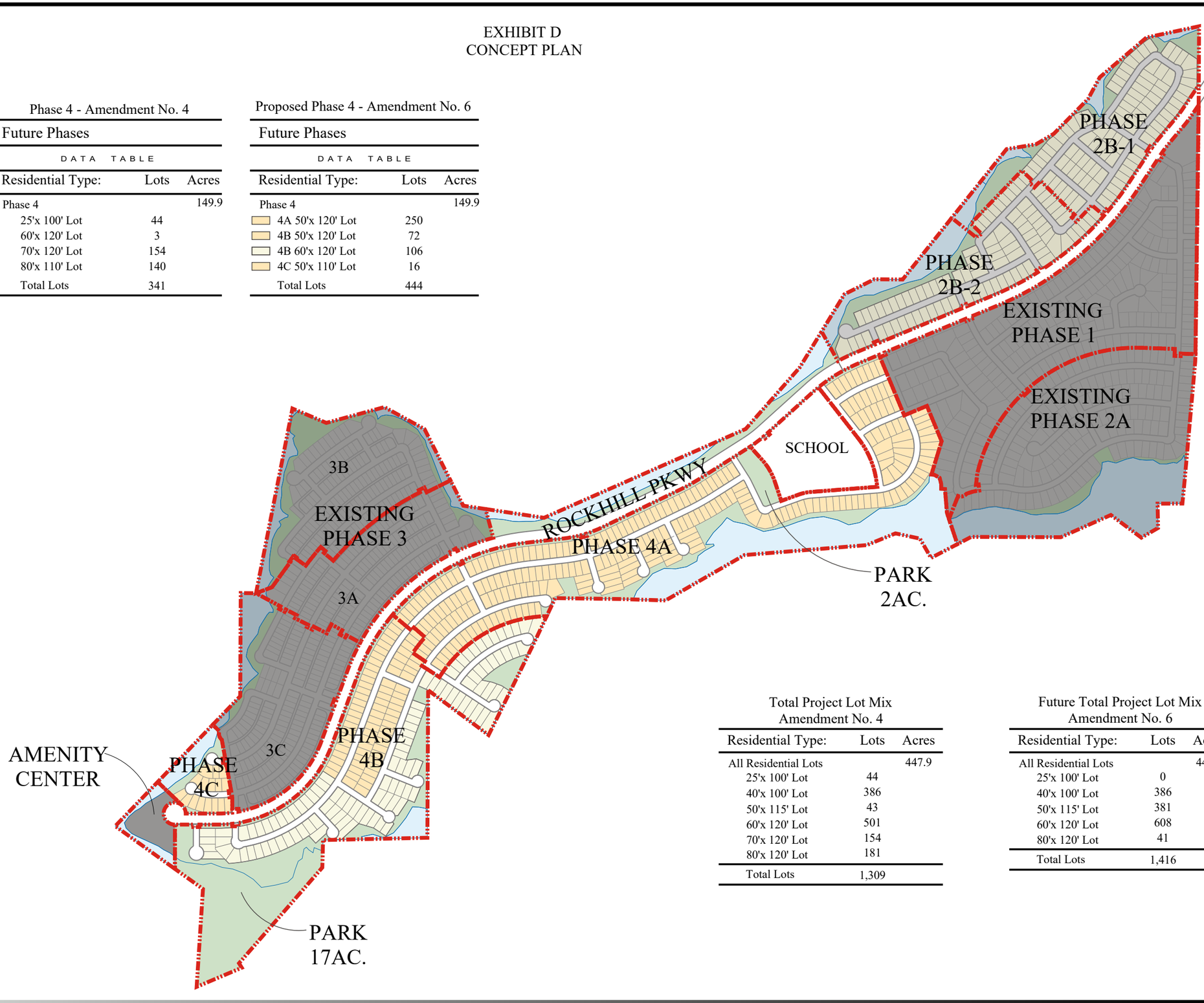
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

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

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
2023 ASSESSED VALUE

Appendix C

2023 Assessed Value

Phase	Parcels	2023 Assessed Value[1]
Phase #1	210	$125,373,045
Improvement Area #2	444	$222,465,278
Major Improvement Area	330	$126,216,357
Improvement Area #3	228	$107,366,507
Total	**1212**	**$581,421,187**

1 - Per Denton CAD records as of June 30, 2023.

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix D-1
Assessment Roll Summary - Phase #1
2023-24

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	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($782.02)	$1,833.35
662497	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,147.42)	$1,467.94
662498	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,322.73)	$1,292.64
662499	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,029.73)	$1,585.64
662500	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,369.55)	$1,245.81
662501	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,306.79)	$1,308.58
662502	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,309.52)	$1,305.84
662503	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,437.47)	$1,177.90
662504	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,611.06)	$1,004.30
662505	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,466.85)	$1,148.51
662506	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.56)	$1,499.81
662507	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,067.74)	$1,547.62
662508	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,234.36)	$1,381.00
662509	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,030.55)	$1,584.82
662510	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,393.12)	$1,222.24
662511	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,189.16)	$1,426.21
662512	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,008.14)	$1,607.23
744817[1]	1	3	0.41	$14,701.73	$400.85	$748.94	$73.51	$84.39	($521.11)	$786.57
662513[1]	1	3	0.41	$14,701.73	$400.85	$748.94	$73.51	$84.39	($620.63)	$687.05
662514	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662515	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,370.86)	$1,244.51
662516	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,224.31)	$1,391.06
662517	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,232.42)	$1,382.94
662518	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,340.11)	$1,275.25
662519	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,155.98)	$1,459.39
662520	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,240.03)	$1,375.34
662521	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,202.48)	$1,412.89
662522	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,473.67)	$1,141.70
662523	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,111.12)	$1,504.25
662524	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,267.21)	$1,348.15
662525	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,492.55)	$1,122.81
662526	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,122.99)	$1,492.38
662527	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,378.43)	$1,236.94
662528	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662529	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,775.75)	$839.62
662530	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,425.65)	$1,189.72
662531	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,227.11)	$1,388.26
662532	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,396.55)	$1,218.82
662533	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,387.82)	$1,227.55
662534	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,251.30)	$1,364.07
662535	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,136.38)	$1,478.98
662536	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,634.44)	$980.93
662537	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662538	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,371.65)	$1,243.72
662539	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,233.98)	$1,381.39
662540	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,499.04)	$1,116.33
662541	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,079.73)	$1,535.64
662542	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,501.19)	$1,114.18
662543	1	3	0.54	$19,742.22	$538.28	$1,005.71	$98.71	$168.79	($1,386.47)	$425.01
662544	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,520.61)	$1,094.75
662545	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,581.63)	$1,033.74
662546	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,332.58)	$1,282.79
662547	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662548	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,229.37)	$1,385.99
662549	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,406.95)	$1,208.42
662550	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,131.72)	$1,483.64
662551	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,298.25)	$1,317.11
662552	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,461.85)	$1,153.52
662553	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,064.56)	$1,550.81
662554	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,326.67)	$1,288.70
662555	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,249.42)	$1,365.95
662556	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,381.88)	$1,233.49
662557	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,330.63)	$1,284.73
662558	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,382.76)	$1,232.61
662559	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,116.73)	$1,498.63
662560	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,197.34)	$1,418.03
662561	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,241.13)	$1,374.24
662562	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,219.08)	$1,396.29
662563	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,174.85)	$1,440.51
662564	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,568.39)	$1,046.97
662565	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,118.17)	$1,497.20
662566	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,262.17)	$1,353.20
662567	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,224.03)	$1,391.33
662568	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,258.98)	$1,356.38
662569	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,321.60)	$1,293.76
662570	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,355.94)	$1,259.43
662571	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,387.07)	$1,228.29
662572	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,218.13)	$1,397.24
662573	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,322.73)	$1,292.64
662574	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,361.33)	$1,254.03
662575	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,472.53)	$1,142.84
662576	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,305.95)	$1,309.41
662577	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,431.20)	$1,184.17
662578	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,253.58)	$1,361.79
662579	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662580	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,107.24)	$1,508.12
662581	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,695.91)	$919.45
662582	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662583	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,475.15)	$1,140.22
662584	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,289.41)	$1,325.96
662585	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662586	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,097.79)	$1,517.58
662587	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,215.72)	$1,399.64
662588	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,205.37)	$1,409.99
662589	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,398.50)	$1,216.87
662590	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,367.52)	$1,247.85
662591	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,307.54)	$1,307.83
662592	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,386.14)	$1,229.23
662593	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,608.99)	$1,006.38
662594	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,354.60)	$1,260.77

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	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,423.41)	$1,191.96
662596	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,183.29)	$1,432.08
662597	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,233.14)	$1,382.23
662598	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662599	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,376.33)	$1,239.03
662600	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,172.94)	$1,442.43
662601	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($960.00)	$1,655.37
662602	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.00)	$1,500.36
662603	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,536.95)	$1,078.42
662604	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,656.79)	$958.58
662605	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,174.00)	$1,441.36
662606	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
662607	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,273.56)	$1,341.81
662608	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,014.97)	$1,600.40
662609	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,370.54)	$1,244.83
662610	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662611	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,297.23)	$1,318.14
662612	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,366.01)	$1,249.36
662613	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,166.55)	$1,448.82
662614	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,063.64)	$1,551.73
662615	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,197.33)	$1,418.03
662616	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,181.62)	$1,433.75
662617	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,274.92)	$1,340.45
662618	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,252.26)	$1,363.10
662619	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,315.49)	$1,299.88
662620	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,246.23)	$1,369.14
662621	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.56)	$1,499.81
662622	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,331.28)	$1,284.09
662623	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,572.91)	$1,042.45
662624	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,381.22)	$1,234.15
662625	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,410.83)	$1,204.54
662626	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,272.69)	$1,342.68
662627	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($595.16)	$2,020.21
662628	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,431.93)	$1,183.44
662629	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,244.64)	$1,370.73
662630	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($885.91)	$1,729.46
662631	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,151.11)	$1,464.25
662632	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,349.15)	$1,266.21
662633	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,379.06)	$1,236.31
662634	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,059.35)	$1,556.02
662635	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662636	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,145.98)	$1,469.38
662637	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,227.11)	$1,388.26
662638	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,747.20)	$868.16
662639	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,396.04)	$1,219.33
662640	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,455.00)	$1,160.37
662641	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,324.12)	$1,291.25
662642	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,485.77)	$1,129.59
662643	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,223.32)	$1,392.05
662644	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,246.86)	$1,368.51
662645	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,425.98)	$1,189.39
662646	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,242.03)	$1,373.34
662647	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,383.36)	$1,232.01
662648	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,533.04)	$1,082.33
662649	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,320.44)	$1,294.93
662650	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,310.56)	$1,304.81
662651	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.56)	$1,499.81
662652	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,179.83)	$1,435.54
662653	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,085.39)	$1,529.98
662654	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,218.79)	$1,396.58
662655	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,781.29)	$1,447.56
662656	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	$0.00	$3,228.85
662657	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,072.19)	$2,156.66
662658	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,440.02)	$1,788.83
662659	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,878.12)	$1,350.73
662660	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,387.97)	$1,840.88
662661	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,363.84)	$1,865.00
662662	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,190.09)	$2,038.76
662663	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,556.78)	$1,672.07
662664	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,785.96)	$1,442.89
662665	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,384.88)	$1,843.97
662666	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,341.85)	$1,887.00
662667	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,601.83)	$1,627.02
662668	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,542.65)	$1,686.20
662669	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,347.36)	$1,881.49
662670	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	$0.00	$3,228.85
662671	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,312.44)	$1,916.41
662672	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,129.32)	$2,099.53
662673	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,402.41)	$1,826.44
662674	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,566.48)	$1,662.36
662675	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,198.88)	$2,029.97
662676	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662677	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,057.49)	$1,557.88
662678	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,519.09)	$1,096.27
662679	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,202.48)	$1,412.89
662680	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,547.79)	$1,067.57
662681	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,020.98)	$1,594.39
662682	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,214.04)	$1,401.33
662683	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,091.18)	$1,524.18
662684	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,019.94)	$1,595.43
662685	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662686	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,322.73)	$1,292.64
662687	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,199.10)	$1,416.27
662688	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,632.88)	$982.49
662689	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,796.48)	$1,432.37
662690	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,435.81)	$1,793.04
662691	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,504.26)	$1,724.59
662692	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,205.53)	$2,023.32
662693	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,286.71)	$1,942.14
662694	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,153.49)	$2,075.36
662695	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,243.04)	$1,985.80
662696	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,414.45)	$1,814.40
662697	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,338.81)	$1,890.04
662698	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,318.65)	$1,910.20

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	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,906.88)	$1,321.96
662700	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,609.87)	$1,618.98
662701	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,545.27)	$1,683.58
662702	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,370.54)	$1,244.83
662703	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,197.69)	$2,031.16
662704	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,446.63)	$1,782.22
662705	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	$0.00	$3,228.85
662706	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,354.60)	$1,874.25
662707	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,671.18)	$1,557.67
662708	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,304.01)	$1,924.84
662709	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,360.97)	$1,867.87
662710	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**210**		**176.81**	**$6,418,445.12**	**$175,000.00**	**$326,968.37**	**$32,092.23**	**$36,900.00**	**($260,578.72)**	**$310,381.88**

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 – 2023-24

Appendix D-2
TIRZ Credit Calculation - Phase #1
2023-24

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
662496	$0.00	$1,700.04	$1,700.04	($782.02)	($782.02)
662497	$0.00	$2,494.40	$2,494.40	($1,147.42)	($1,147.42)
662498	$0.00	$2,875.49	$2,875.49	($1,322.73)	($1,322.73)
662499	$0.00	$2,238.54	$2,238.54	($1,029.73)	($1,029.73)
662500	$0.00	$2,977.29	$2,977.29	($1,369.55)	($1,369.55)
662501	$0.00	$2,840.85	$2,840.85	($1,306.79)	($1,306.79)
662502	$0.00	$2,846.79	$2,846.79	($1,309.52)	($1,309.52)
662503	$0.00	$3,124.93	$3,124.93	($1,437.47)	($1,437.47)
662504	$0.00	$3,502.31	$3,502.31	($1,611.06)	($1,611.06)
662505	$0.00	$3,188.81	$3,188.81	($1,466.85)	($1,466.85)
662506	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
662507	$0.00	$2,321.18	$2,321.18	($1,067.74)	($1,067.74)
662508	$0.00	$2,683.40	$2,683.40	($1,234.36)	($1,234.36)
662509	$0.00	$2,240.33	$2,240.33	($1,030.55)	($1,030.55)
662510	$0.00	$3,028.53	$3,028.53	($1,393.12)	($1,393.12)
662511	$0.00	$2,585.13	$2,585.13	($1,189.16)	($1,189.16)
662512	$0.00	$2,191.60	$2,191.60	($1,008.14)	($1,008.14)
744817[1]	$0.00	$1,132.85	$1,132.85	($521.11)	($521.11)
662513[1]	$0.00	$1,349.20	$1,349.20	($620.63)	($620.63)
662514	$0.00	$0.00	$0.00	$0.00	$0.00
662515	$0.00	$2,980.13	$2,980.13	($1,370.86)	($1,370.86)
662516	$0.00	$2,661.54	$2,661.54	($1,224.31)	($1,224.31)
662517	$0.00	$2,679.18	$2,679.18	($1,232.42)	($1,232.42)
662518	$0.00	$2,913.29	$2,913.29	($1,340.11)	($1,340.11)
662519	$0.00	$2,512.99	$2,512.99	($1,155.98)	($1,155.98)
662520	$0.00	$2,695.71	$2,695.71	($1,240.03)	($1,240.03)
662521	$0.00	$2,614.09	$2,614.09	($1,202.48)	($1,202.48)
662522	$0.00	$3,203.63	$3,203.63	($1,473.67)	($1,473.67)
662523	$0.00	$2,415.48	$2,415.48	($1,111.12)	($1,111.12)
662524	$0.00	$2,754.81	$2,754.81	($1,267.21)	($1,267.21)
662525	$0.00	$3,244.68	$3,244.68	($1,492.55)	($1,492.55)
662526	$0.00	$2,441.28	$2,441.28	($1,122.99)	($1,122.99)
662527	$0.00	$2,996.59	$2,996.59	($1,378.43)	($1,378.43)
662528	$0.00	$0.00	$0.00	$0.00	$0.00
662529	$0.00	$3,860.32	$3,860.32	($1,775.75)	($1,775.75)
662530	$0.00	$3,099.23	$3,099.23	($1,425.65)	($1,425.65)
662531	$0.00	$2,667.63	$2,667.63	($1,227.11)	($1,227.11)
662532	$0.00	$3,035.97	$3,035.97	($1,396.55)	($1,396.55)
662533	$0.00	$3,016.99	$3,016.99	($1,387.82)	($1,387.82)
662534	$0.00	$2,720.22	$2,720.22	($1,251.30)	($1,251.30)
662535	$0.00	$2,470.40	$2,470.40	($1,136.38)	($1,136.38)
662536	$0.00	$3,553.12	$3,553.12	($1,634.44)	($1,634.44)
662537	$0.00	$0.00	$0.00	$0.00	$0.00
662538	$0.00	$2,981.85	$2,981.85	($1,371.65)	($1,371.65)
662539	$0.00	$2,682.56	$2,682.56	($1,233.98)	($1,233.98)
662540	$0.00	$3,258.78	$3,258.78	($1,499.04)	($1,499.04)
662541	$0.00	$2,347.23	$2,347.23	($1,079.73)	($1,079.73)
662542	$0.00	$3,263.46	$3,263.46	($1,501.19)	($1,501.19)
662543	$0.00	$3,014.07	$3,014.07	($1,386.47)	($1,386.47)
662544	$0.00	$3,305.68	$3,305.68	($1,520.61)	($1,520.61)
662545	$0.00	$3,438.33	$3,438.33	($1,581.63)	($1,581.63)
662546	$0.00	$2,896.91	$2,896.91	($1,332.58)	($1,332.58)
662547	$0.00	$0.00	$0.00	$0.00	$0.00
662548	$0.00	$2,672.55	$2,672.55	($1,229.37)	($1,229.37)
662549	$0.00	$3,058.59	$3,058.59	($1,406.95)	($1,406.95)
662550	$0.00	$2,460.27	$2,460.27	($1,131.72)	($1,131.72)
662551	$0.00	$2,822.29	$2,822.29	($1,298.25)	($1,298.25)
662552	$0.00	$3,177.93	$3,177.93	($1,461.85)	($1,461.85)
662553	$0.00	$2,314.25	$2,314.25	($1,064.56)	($1,064.56)
662554	$0.00	$2,884.07	$2,884.07	($1,326.67)	($1,326.67)
662555	$0.00	$2,716.13	$2,716.13	($1,249.42)	($1,249.42)
662556	$0.00	$3,004.09	$3,004.09	($1,381.88)	($1,381.88)
662557	$0.00	$2,892.68	$2,892.68	($1,330.63)	($1,330.63)
662558	$0.00	$3,006.00	$3,006.00	($1,382.76)	($1,382.76)
662559	$0.00	$2,427.68	$2,427.68	($1,116.73)	($1,116.73)
662560	$0.00	$2,602.91	$2,602.91	($1,197.34)	($1,197.34)
662561	$0.00	$2,698.11	$2,698.11	($1,241.13)	($1,241.13)
662562	$0.00	$2,650.17	$2,650.17	($1,219.08)	($1,219.08)
662563	$0.00	$2,554.03	$2,554.03	($1,174.85)	($1,174.85)
662564	$0.00	$3,409.55	$3,409.55	($1,568.39)	($1,568.39)
662565	$0.00	$2,430.80	$2,430.80	($1,118.17)	($1,118.17)
662566	$0.00	$2,743.84	$2,743.84	($1,262.17)	($1,262.17)
662567	$0.00	$2,660.94	$2,660.94	($1,224.03)	($1,224.03)
662568	$0.00	$2,736.92	$2,736.92	($1,258.98)	($1,258.98)
662569	$0.00	$2,873.05	$2,873.05	($1,321.60)	($1,321.60)
662570	$0.00	$2,947.69	$2,947.69	($1,355.94)	($1,355.94)
662571	$0.00	$3,015.38	$3,015.38	($1,387.07)	($1,387.07)
662572	$0.00	$2,648.10	$2,648.10	($1,218.13)	($1,218.13)
662573	$0.00	$2,875.49	$2,875.49	($1,322.73)	($1,322.73)
662574	$0.00	$2,959.42	$2,959.42	($1,361.33)	($1,361.33)
662575	$0.00	$3,201.15	$3,201.15	($1,472.53)	($1,472.53)
662576	$0.00	$2,839.03	$2,839.03	($1,305.95)	($1,305.95)
662577	$0.00	$3,111.30	$3,111.30	($1,431.20)	($1,431.20)
662578	$0.00	$2,725.17	$2,725.17	($1,253.58)	($1,253.58)
662579	$0.00	$0.00	$0.00	$0.00	$0.00
662580	$0.00	$2,407.05	$2,407.05	($1,107.24)	($1,107.24)
662581	$0.00	$3,686.77	$3,686.77	($1,695.91)	($1,695.91)
662582	$0.00	$0.00	$0.00	$0.00	$0.00
662583	$0.00	$3,206.85	$3,206.85	($1,475.15)	($1,475.15)
662584	$0.00	$2,803.06	$2,803.06	($1,289.41)	($1,289.41)
662585	$0.00	$0.00	$0.00	$0.00	$0.00
662586	$0.00	$2,386.50	$2,386.50	($1,097.79)	($1,097.79)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
662587	$0.00	$2,642.88	$2,642.88	($1,215.72)	($1,215.72)
662588	$0.00	$2,620.38	$2,620.38	($1,205.37)	($1,205.37)
662589	$0.00	$3,040.22	$3,040.22	($1,398.50)	($1,398.50)
662590	$0.00	$2,972.86	$2,972.86	($1,367.52)	($1,367.52)
662591	$0.00	$2,842.47	$2,842.47	($1,307.54)	($1,307.54)
662592	$0.00	$3,013.35	$3,013.35	($1,386.14)	($1,386.14)
662593	$0.00	$3,497.80	$3,497.80	($1,608.99)	($1,608.99)
662594	$0.00	$2,944.78	$2,944.78	($1,354.60)	($1,354.60)
662595	$0.00	$3,094.36	$3,094.36	($1,423.41)	($1,423.41)
662596	$0.00	$2,572.36	$2,572.36	($1,183.29)	($1,183.29)
662597	$0.00	$2,680.73	$2,680.73	($1,233.14)	($1,233.14)
662598	$0.00	$0.00	$0.00	$0.00	$0.00
662599	$0.00	$2,992.03	$2,992.03	($1,376.33)	($1,376.33)
662600	$0.00	$2,549.87	$2,549.87	($1,172.94)	($1,172.94)
662601	$0.00	$2,086.95	$2,086.95	($960.00)	($960.00)
662602	$0.00	$2,423.92	$2,423.92	($1,115.00)	($1,115.00)
662603	$0.00	$3,341.20	$3,341.20	($1,536.95)	($1,536.95)
662604	$0.00	$3,601.71	$3,601.71	($1,656.79)	($1,656.79)
662605	$0.00	$2,552.18	$2,552.18	($1,174.00)	($1,174.00)
662606	$0.00	$0.00	$0.00	$0.00	PREPAID
662607	$0.00	$2,768.61	$2,768.61	($1,273.56)	($1,273.56)
662608	$0.00	$2,206.45	$2,206.45	($1,014.97)	($1,014.97)
662609	$0.00	$2,979.43	$2,979.43	($1,370.54)	($1,370.54)
662610	$0.00	$0.00	$0.00	$0.00	$0.00
662611	$0.00	$2,820.06	$2,820.06	($1,297.23)	($1,297.23)
662612	$0.00	$2,969.58	$2,969.58	($1,366.01)	($1,366.01)
662613	$0.00	$2,535.98	$2,535.98	($1,166.55)	($1,166.55)
662614	$0.00	$2,312.26	$2,312.26	($1,063.64)	($1,063.64)
662615	$0.00	$2,602.90	$2,602.90	($1,197.33)	($1,197.33)
662616	$0.00	$2,568.74	$2,568.74	($1,181.62)	($1,181.62)
662617	$0.00	$2,771.56	$2,771.56	($1,274.92)	($1,274.92)
662618	$0.00	$2,722.31	$2,722.31	($1,252.26)	($1,252.26)
662619	$0.00	$2,859.75	$2,859.75	($1,315.49)	($1,315.49)
662620	$0.00	$2,709.20	$2,709.20	($1,246.23)	($1,246.23)
662621	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
662622	$0.00	$2,894.08	$2,894.08	($1,331.28)	($1,331.28)
662623	$0.00	$3,419.38	$3,419.38	($1,572.91)	($1,572.91)
662624	$0.00	$3,002.65	$3,002.65	($1,381.22)	($1,381.22)
662625	$0.00	$3,067.02	$3,067.02	($1,410.83)	($1,410.83)
662626	$0.00	$2,766.71	$2,766.71	($1,272.69)	($1,272.69)
662627	$0.00	$1,293.83	$1,293.83	($595.16)	($595.16)
662628	$0.00	$3,112.89	$3,112.89	($1,431.93)	($1,431.93)
662629	$0.00	$2,705.74	$2,705.74	($1,244.64)	($1,244.64)
662630	$0.00	$1,925.89	$1,925.89	($885.91)	($885.91)
662631	$0.00	$2,502.42	$2,502.42	($1,151.11)	($1,151.11)
662632	$0.00	$2,932.94	$2,932.94	($1,349.15)	($1,349.15)
662633	$0.00	$2,997.95	$2,997.95	($1,379.06)	($1,379.06)
662634	$0.00	$2,302.93	$2,302.93	($1,059.35)	($1,059.35)
662635	$0.00	$0.00	$0.00	$0.00	$0.00
662636	$0.00	$2,491.27	$2,491.27	($1,145.98)	($1,145.98)
662637	$0.00	$2,667.63	$2,667.63	($1,227.11)	($1,227.11)
662638	$0.00	$3,798.27	$3,798.27	($1,747.20)	($1,747.20)
662639	$0.00	$3,034.86	$3,034.86	($1,396.04)	($1,396.04)
662640	$0.00	$3,163.04	$3,163.04	($1,455.00)	($1,455.00)
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	$2,659.39	$2,659.39	($1,223.32)	($1,223.32)
662644	$0.00	$2,710.57	$2,710.57	($1,246.86)	($1,246.86)
662645	$0.00	$3,099.96	$3,099.96	($1,425.98)	($1,425.98)
662646	$0.00	$2,700.07	$2,700.07	($1,242.03)	($1,242.03)
662647	$0.00	$3,007.30	$3,007.30	($1,383.36)	($1,383.36)
662648	$0.00	$3,332.69	$3,332.69	($1,533.04)	($1,533.04)
662649	$0.00	$2,870.52	$2,870.52	($1,320.44)	($1,320.44)
662650	$0.00	$2,849.04	$2,849.04	($1,310.56)	($1,310.56)
662651	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
662652	$0.00	$2,564.85	$2,564.85	($1,179.83)	($1,179.83)
662653	$0.00	$2,359.54	$2,359.54	($1,085.39)	($1,085.39)
662654	$0.00	$2,649.54	$2,649.54	($1,218.79)	($1,218.79)
662655	$0.00	$3,872.36	$3,872.36	($1,781.29)	($1,781.29)
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	$3,130.48	$3,130.48	($1,440.02)	($1,440.02)
662659	$0.00	$4,082.86	$4,082.86	($1,878.12)	($1,878.12)
662660	$0.00	$3,017.33	$3,017.33	($1,387.97)	($1,387.97)
662661	$0.00	$2,964.88	$2,964.88	($1,363.84)	($1,363.84)
662662	$0.00	$2,587.15	$2,587.15	($1,190.09)	($1,190.09)
662663	$0.00	$3,384.31	$3,384.31	($1,556.78)	($1,556.78)
662664	$0.00	$3,882.52	$3,882.52	($1,785.96)	($1,785.96)
662665	$0.00	$3,010.61	$3,010.61	($1,384.88)	($1,384.88)
662666	$0.00	$2,917.07	$2,917.07	($1,341.85)	($1,341.85)
662667	$0.00	$3,482.23	$3,482.23	($1,601.83)	($1,601.83)
662668	$0.00	$3,353.59	$3,353.59	($1,542.65)	($1,542.65)
662669	$0.00	$2,929.04	$2,929.04	($1,347.36)	($1,347.36)
662670	$0.00	$0.00	$0.00	$0.00	$0.00
662671	$0.00	$2,853.13	$2,853.13	($1,312.44)	($1,312.44)
662672	$0.00	$2,455.04	$2,455.04	($1,129.32)	($1,129.32)
662673	$0.00	$3,048.72	$3,048.72	($1,402.41)	($1,402.41)
662674	$0.00	$3,405.40	$3,405.40	($1,566.48)	($1,566.48)
662675	$0.00	$2,606.25	$2,606.25	($1,198.88)	($1,198.88)
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	$3,302.38	$3,302.38	($1,519.09)	($1,519.09)
662679	$0.00	$2,614.09	$2,614.09	($1,202.48)	($1,202.48)
662680	$0.00	$3,364.77	$3,364.77	($1,547.79)	($1,547.79)
662681	$0.00	$2,219.52	$2,219.52	($1,020.98)	($1,020.98)
662682	$0.00	$2,639.21	$2,639.21	($1,214.04)	($1,214.04)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
662683	$0.00	$2,372.14	$2,372.14	($1,091.18)	($1,091.18)
662684	$0.00	$2,217.25	$2,217.25	($1,019.94)	($1,019.94)
662685	$0.00	$0.00	$0.00	$0.00	$0.00
662686	$0.00	$2,875.49	$2,875.49	($1,322.73)	($1,322.73)
662687	$0.00	$2,606.73	$2,606.73	($1,199.10)	($1,199.10)
662688	$0.00	$3,549.73	$3,549.73	($1,632.88)	($1,632.88)
662689	$0.00	$3,905.39	$3,905.39	($1,796.48)	($1,796.48)
662690	$0.00	$3,121.32	$3,121.32	($1,435.81)	($1,435.81)
662691	$0.00	$3,270.13	$3,270.13	($1,504.26)	($1,504.26)
662692	$0.00	$2,620.71	$2,620.71	($1,205.53)	($1,205.53)
662693	$0.00	$2,797.20	$2,797.20	($1,286.71)	($1,286.71)
662694	$0.00	$2,507.58	$2,507.58	($1,153.49)	($1,153.49)
662695	$0.00	$2,702.27	$2,702.27	($1,243.04)	($1,243.04)
662696	$0.00	$3,074.89	$3,074.89	($1,414.45)	($1,414.45)
662697	$0.00	$2,910.45	$2,910.45	($1,338.81)	($1,338.81)
662698	$0.00	$2,866.63	$2,866.63	($1,318.65)	($1,318.65)
662699	$0.00	$4,145.40	$4,145.40	($1,906.88)	($1,906.88)
662700	$0.00	$3,499.71	$3,499.71	($1,609.87)	($1,609.87)
662701	$0.00	$3,359.29	$3,359.29	($1,545.27)	($1,545.27)
662702	$0.00	$2,979.43	$2,979.43	($1,370.54)	($1,370.54)
662703	$0.00	$2,603.67	$2,603.67	($1,197.69)	($1,197.69)
662704	$0.00	$3,144.85	$3,144.85	($1,446.63)	($1,446.63)
662705	$0.00	$0.00	$0.00	$0.00	$0.00
662706	$0.00	$2,944.78	$2,944.78	($1,354.60)	($1,354.60)
662707	$0.00	$3,633.00	$3,633.00	($1,671.18)	($1,671.18)
662708	$0.00	$2,834.81	$2,834.81	($1,304.01)	($1,304.01)
662709	$0.00	$2,958.64	$2,958.64	($1,360.97)	($1,360.97)
662710	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$566,475.47**	**$566,475.47**	**($260,578.72)**	**($260,578.72)**

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 – 2023-24

Appendix E-1
Assessment Roll Summary - Major Improvement Area
2023-24

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
584981	24	60,50	Various	18.94	$209,815.25	$254.94	$17,627.09	$1,049.08	$1,287.33	($1,071.34)	$19,147.09
986672	193	50	4	146.68	$1,624,905.03	$1,974.37	$136,512.22	$8,124.53	$9,969.65	($8,741.24)	$147,839.52
986673	57	50	4	43.32	$479,894.23	$583.10	$40,317.08	$2,399.47	$2,944.40	($2,928.33)	$43,315.73
986674	154	60,50	Various	121.64	$1,347,514.64	$1,637.32	$113,207.98	$6,737.57	$8,267.71	($11,490.12)	$118,360.46
986675	17	50	4	12.92	$143,126.35	$173.91	$12,024.39	$715.63	$878.16	($1,088.66)	$12,703.43
757670	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757669	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757668	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757667	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757666	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757665	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757664	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757663	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757662	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757661	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757660	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757659	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757658	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757657	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757656	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757655	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757654	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757653	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757652	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757651	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757650	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757649	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757648	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757647	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757646	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757645	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757644	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757643	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757642	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757641	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757640	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757639	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757638	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757637	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757636	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757635	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757634	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757633	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757632	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757631	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757630	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757629	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757628	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757627	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757626	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757625	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757624	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757623	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757622	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757621	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757620	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757619	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757618	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757617	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757616	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($650.98)	$42.89
757615	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757614	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757613	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757612	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($420.06)	$273.81
757611	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757610	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757609	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757608	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757607	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757606	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757605	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($455.46)	$238.41

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
757604	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757603	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757602	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757601	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757600	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($422.80)	$271.08
757599	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($590.59)	$103.28
757598	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757597	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($611.41)	$82.46
757596	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757595	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($455.46)	$238.41
757594	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757593	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757592	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757591	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757590	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757589	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757588	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757587	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757586	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757585	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757584	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757583	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757582	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757581	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757580	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757579	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($691.49)	$2.38
757578	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757577	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757576	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757575	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($524.99)	$168.88
757574	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757573	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757572	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757571	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757570	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757569	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757568	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757567	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757566	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757565	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757564	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757563	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757562	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757561	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757560	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757559	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757558	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757557	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757556	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757555	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757554	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757553	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757552	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757551	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757550	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757549	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($655.50)	$38.37
757548	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757547	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757546	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757545	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	$0.00	$693.87
757544	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757543	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757542	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757541	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757540	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757539	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757538	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757537	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757536	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757535	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757534	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757533	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757532	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757531	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
982616	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($861.39)	$3.28
982615	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($718.78)	$145.90
982657	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($340.75)	$523.92
982637	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($614.35)	$250.33
982654	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($477.51)	$387.16
982648	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($467.84)	$396.84
982631	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($534.96)	$329.72

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
982635	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($519.72)	$344.95
982636	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($550.40)	$314.27
982640	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($557.29)	$307.38
982641	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($477.27)	$387.40
982643	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($469.38)	$395.29
982644	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($544.33)	$320.35
982645	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($530.44)	$334.23
982628	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($465.65)	$399.03
982629	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($497.29)	$367.39
982630	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($514.50)	$350.18
982623	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($672.00)	$192.68
982624	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($489.16)	$375.51
982625	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($460.47)	$404.20
982650	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($520.50)	$344.18
982647	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($576.04)	$288.63
982655	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($709.19)	$155.49
982653	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($682.08)	$182.60
982660	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($379.34)	$485.34
982700	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($513.85)	$350.83
982701	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($511.88)	$352.80
982685	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($666.29)	$198.38
982612	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($553.52)	$311.16
982649	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($557.19)	$307.48
982619	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($806.86)	$57.81
982659	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($685.23)	$179.44
982611	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($686.96)	$177.71
982618	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($307.72)	$556.96
982620	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($665.49)	$199.18
982664	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($412.21)	$452.47
982613	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($864.67)	$0.00
982639	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($506.25)	$358.43
982642	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($503.16)	$361.51
982632	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
982633	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($221.20)	$643.47
982634	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($197.33)	$667.35
982646	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($598.61)	$266.06
982683	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($545.71)	$318.96
982652	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($505.37)	$359.30
982638	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($539.13)	$325.55
982621	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($864.67)	$0.00
982626	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	$0.00	$864.67
982656	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($703.58)	$161.09
982627	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($471.83)	$392.84
982661	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($656.22)	$208.45
982684	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($466.61)	$398.06
982651	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($530.76)	$333.91
982614	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($678.76)	$185.91
982617	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($747.60)	$117.08
982658	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($509.85)	$354.82
982663	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($186.17)	$678.50
982686	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($205.66)	$659.02
982687	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($215.20)	$649.48
982688	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($224.74)	$639.94
982689	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($227.75)	$636.92
982690	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.49)	$636.19
982691	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($230.36)	$634.32
982692	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($229.77)	$634.91
982693	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($231.03)	$633.64
982694	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($186.17)	$678.50
982695	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($191.02)	$673.65
982696	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($194.53)	$670.14
982697	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($444.65)	$420.02
982698	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($429.93)	$434.74
982699	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($187.74)	$676.94
982662	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($442.67)	$422.01
982665	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($193.99)	$670.68
982666	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($190.94)	$673.73
982667	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($189.30)	$675.38
982668	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.41)	$636.27
982669	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.52)	$636.16
982670	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($218.25)	$646.43
982671	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($235.99)	$628.68
982672	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($200.27)	$664.40
982673	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($207.71)	$656.97
982674	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.94)	$635.73
982675	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($206.14)	$658.53
982676	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($191.76)	$672.91
982677	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($186.92)	$677.76
982678	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($207.99)	$656.69
982679	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($184.63)	$680.04
982680	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($184.63)	$680.04
982681	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($405.72)	$458.95
982682	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($215.40)	$649.27
982622	0	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010092	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010016	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010103	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010085	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010057	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010091	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010107	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010051	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010075	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010076	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1010077	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010079	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010080	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010081	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010082	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010089	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010090	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010086	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010059	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010060	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010061	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010062	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010063	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010064	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010065	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010066	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010067	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010068	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010069	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010070	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010071	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010072	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010073	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010074	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010049	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010053	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010084	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010101	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010102	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010093	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010094	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010095	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010096	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010097	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010055	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010056	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010087	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010098	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010100	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010017	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010106	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010104	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010088	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010099	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010031	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010019	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010020	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010021	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010022	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010023	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010024	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010025	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010026	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010027	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010028	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010036	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010037	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010038	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010039	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010040	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010041	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010042	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010043	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010044	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010045	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010046	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010048	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010052	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010015	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010050	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010054	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010108	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010018	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010032	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010033	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010034	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010035	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010047	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010029	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010030	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010058	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010083	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010078	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010105	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
763				**581.15**	**$6,437,916.25**	**$7,822.50**	**$540,865.00**	**$32,189.58**	**$39,500.00**	**($166,132.27)**	**$454,244.81**

APPENDIX E-2
MAJOR IMPROVEMENT AREA TIRZ CREDIT CALCULATIONS – 2023-24

Appendix E-2
TIRZ Credit Calculation - Major Improvement Area
2023-24

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
584981	$0.00	$2,329.00	$2,329.00	($1,071.34)	($1,071.34)
637221	$0.00	$0.00	$0.00	$0.00	$0.00
757531	$0.00	$3,238.40	$3,238.40	($1,489.66)	($700.03)
757532	$0.00	$1,780.88	$1,780.88	($819.20)	($700.03)
757533	$0.00	$2,364.28	$2,364.28	($1,087.57)	($700.03)
757534	$0.00	$2,242.94	$2,242.94	($1,031.75)	($700.03)
757535	$0.00	$1,782.02	$1,782.02	($819.73)	($700.03)
757536	$0.00	$2,187.11	$2,187.11	($1,006.07)	($700.03)
757537	$0.00	$2,362.30	$2,362.30	($1,086.66)	($700.03)
757538	$0.00	$2,502.61	$2,502.61	($1,151.20)	($700.03)
757539	$0.00	$2,470.13	$2,470.13	($1,136.26)	($700.03)
757540	$0.00	$2,268.81	$2,268.81	($1,043.65)	($700.03)
757541	$0.00	$1,955.81	$1,955.81	($899.67)	($700.03)
757542	$0.00	$2,662.75	$2,662.75	($1,224.87)	($700.03)
757543	$0.00	$1,751.12	$1,751.12	($805.52)	($700.03)
757544	$0.00	$2,373.02	$2,373.02	($1,091.59)	($700.03)
757545	$0.00	$0.00	$0.00	$0.00	$0.00
757546	$0.00	$2,018.80	$2,018.80	($928.65)	($700.03)
757547	$0.00	$1,866.27	$1,866.27	($858.48)	($700.03)
757548	$0.00	$2,077.22	$2,077.22	($955.52)	($700.03)
757549	$0.00	$1,425.01	$1,425.01	($655.50)	($655.50)
757550	$0.00	$1,548.05	$1,548.05	($712.10)	($700.03)
757551	$0.00	$1,511.27	$1,511.27	($695.18)	($695.18)
757552	$0.00	$2,238.29	$2,238.29	($1,029.61)	($700.03)
757553	$0.00	$1,688.91	$1,688.91	($776.90)	($700.03)
757554	$0.00	$2,242.94	$2,242.94	($1,031.75)	($700.03)
757555	$0.00	$1,660.11	$1,660.11	($763.65)	($700.03)
757556	$0.00	$2,270.56	$2,270.56	($1,044.46)	($700.03)
757557	$0.00	$2,494.38	$2,494.38	($1,147.41)	($700.03)
757558	$0.00	$2,036.41	$2,036.41	($936.75)	($700.03)
757559	$0.00	$2,242.94	$2,242.94	($1,031.75)	($700.03)
757560	$0.00	$1,851.39	$1,851.39	($851.64)	($700.03)
757561	$0.00	$2,499.73	$2,499.73	($1,149.88)	($700.03)
757562	$0.00	$1,659.46	$1,659.46	($763.35)	($700.03)
757563	$0.00	$2,123.56	$2,123.56	($976.84)	($700.03)
757564	$0.00	$2,002.63	$2,002.63	($921.21)	($700.03)
757565	$0.00	$2,236.15	$2,236.15	($1,028.63)	($700.03)
757566	$0.00	$2,227.96	$2,227.96	($1,024.86)	($700.03)
757567	$0.00	$2,036.41	$2,036.41	($936.75)	($700.03)
757568	$0.00	$1,866.27	$1,866.27	($858.48)	($700.03)
757569	$0.00	$2,622.82	$2,622.82	($1,206.50)	($700.03)
757570	$0.00	$2,034.55	$2,034.55	($935.89)	($700.03)
757571	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757572	$0.00	$2,763.81	$2,763.81	($1,271.35)	($700.03)
757573	$0.00	$2,115.24	$2,115.24	($973.01)	($700.03)
757574	$0.00	$1,866.27	$1,866.27	($858.48)	($700.03)
757575	$0.00	$1,141.29	$1,141.29	($524.99)	($524.99)
757576	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757577	$0.00	$2,500.90	$2,500.90	($1,150.41)	($700.03)
757578	$0.00	$1,745.04	$1,745.04	($802.72)	($700.03)
757579	$0.00	$1,503.24	$1,503.24	($691.49)	($691.49)
757580	$0.00	$2,741.46	$2,741.46	($1,261.07)	($700.03)
757581	$0.00	$1,865.95	$1,865.95	($858.34)	($700.03)
757582	$0.00	$2,015.11	$2,015.11	($926.95)	($700.03)
757583	$0.00	$2,116.66	$2,116.66	($973.66)	($700.03)
757584	$0.00	$2,377.32	$2,377.32	($1,093.57)	($700.03)
757585	$0.00	$2,522.23	$2,522.23	($1,160.23)	($700.03)
757586	$0.00	$2,079.71	$2,079.71	($956.67)	($700.03)
757587	$0.00	$2,379.81	$2,379.81	($1,094.71)	($700.03)
757588	$0.00	$2,409.53	$2,409.53	($1,108.38)	($700.03)
757589	$0.00	$2,387.32	$2,387.32	($1,098.17)	($700.03)
757590	$0.00	$2,051.73	$2,051.73	($943.80)	($700.03)
757591	$0.00	$2,521.04	$2,521.04	($1,159.68)	($700.03)
757592	$0.00	$2,051.48	$2,051.48	($943.68)	($700.03)
757593	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757594	$0.00	$2,755.68	$2,755.68	($1,267.61)	($700.03)
757595	$0.00	$990.13	$990.13	($455.46)	($455.46)
757596	$0.00	$2,051.48	$2,051.48	($943.68)	($700.03)
757597	$0.00	$1,329.16	$1,329.16	($611.41)	($611.41)
757598	$0.00	$1,988.49	$1,988.49	($914.71)	($700.03)
757599	$0.00	$1,283.89	$1,283.89	($590.59)	($590.59)
757600	$0.00	$919.12	$919.12	($422.80)	($422.80)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
757601	$0.00	$2,077.22	$2,077.22	($955.52)	($700.03)
757602	$0.00	$2,280.89	$2,280.89	($1,049.21)	($700.03)
757603	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757604	$0.00	$2,018.80	$2,018.80	($928.65)	($700.03)
757605	$0.00	$990.13	$990.13	($455.46)	($455.46)
757606	$0.00	$1,749.20	$1,749.20	($804.63)	($700.03)
757607	$0.00	$1,748.18	$1,748.18	($804.16)	($700.03)
757608	$0.00	$2,250.61	$2,250.61	($1,035.28)	($700.03)
757609	$0.00	$1,795.22	$1,795.22	($825.80)	($700.03)
757610	$0.00	$2,262.78	$2,262.78	($1,040.88)	($700.03)
757611	$0.00	$1,763.71	$1,763.71	($811.31)	($700.03)
757612	$0.00	$913.18	$913.18	($420.06)	($420.06)
757613	$0.00	$1,561.25	$1,561.25	($718.18)	($700.03)
757614	$0.00	$1,865.95	$1,865.95	($858.34)	($700.03)
757615	$0.00	$2,017.32	$2,017.32	($927.97)	($700.03)
757616	$0.00	$1,415.18	$1,415.18	($650.98)	($650.98)
757617	$0.00	$2,522.23	$2,522.23	($1,160.23)	($700.03)
757618	$0.00	$2,732.70	$2,732.70	($1,257.04)	($700.03)
757619	$0.00	$2,622.82	$2,622.82	($1,206.50)	($700.03)
757620	$0.00	$2,000.46	$2,000.46	($920.21)	($700.03)
757621	$0.00	$1,852.31	$1,852.31	($852.06)	($700.03)
757622	$0.00	$2,738.26	$2,738.26	($1,259.60)	($700.03)
757623	$0.00	$1,782.09	$1,782.09	($819.76)	($700.03)
757624	$0.00	$1,688.13	$1,688.13	($776.54)	($700.03)
757625	$0.00	$2,136.90	$2,136.90	($982.97)	($700.03)
757626	$0.00	$2,357.94	$2,357.94	($1,084.65)	($700.03)
757627	$0.00	$2,073.64	$2,073.64	($953.87)	($700.03)
757628	$0.00	$1,931.88	$1,931.88	($888.66)	($700.03)
757629	$0.00	$2,805.90	$2,805.90	($1,290.71)	($700.03)
757630	$0.00	$1,592.56	$1,592.56	($732.58)	($700.03)
757631	$0.00	$2,949.86	$2,949.86	($1,356.94)	($700.03)
757632	$0.00	$2,726.44	$2,726.44	($1,254.16)	($700.03)
757633	$0.00	$3,062.07	$3,062.07	($1,408.55)	($818.49)
757634	$0.00	$1,789.76	$1,789.76	($823.29)	($818.49)
757635	$0.00	$2,042.03	$2,042.03	($939.33)	($818.49)
757636	$0.00	$1,940.76	$1,940.76	($892.75)	($818.49)
757637	$0.00	$3,285.84	$3,285.84	($1,511.49)	($818.49)
757638	$0.00	$1,888.68	$1,888.68	($868.79)	($818.49)
757639	$0.00	$2,795.72	$2,795.72	($1,286.03)	($818.49)
757640	$0.00	$1,926.46	$1,926.46	($886.17)	($818.49)
757641	$0.00	$2,668.93	$2,668.93	($1,227.71)	($818.49)
757642	$0.00	$2,573.42	$2,573.42	($1,183.77)	($818.49)
757643	$0.00	$3,277.37	$3,277.37	($1,507.59)	($818.49)
757644	$0.00	$2,570.16	$2,570.16	($1,182.27)	($818.49)
757645	$0.00	$2,185.75	$2,185.75	($1,005.45)	($818.49)
757646	$0.00	$2,897.54	$2,897.54	($1,332.87)	($818.49)
757647	$0.00	$2,390.41	$2,390.41	($1,099.59)	($818.49)
757648	$0.00	$2,472.18	$2,472.18	($1,137.20)	($818.49)
757649	$0.00	$2,076.74	$2,076.74	($955.30)	($818.49)
757650	$0.00	$1,811.74	$1,811.74	($833.40)	($818.49)
757651	$0.00	$2,131.13	$2,131.13	($980.32)	($818.49)
757652	$0.00	$2,844.12	$2,844.12	($1,308.30)	($818.49)
757653	$0.00	$2,421.32	$2,421.32	($1,113.81)	($818.49)
757654	$0.00	$1,810.46	$1,810.46	($832.81)	($700.03)
757655	$0.00	$2,367.52	$2,367.52	($1,089.06)	($700.03)
757656	$0.00	$2,036.45	$2,036.45	($936.77)	($700.03)
757657	$0.00	$2,100.64	$2,100.64	($966.29)	($700.03)
757658	$0.00	$2,773.85	$2,773.85	($1,275.97)	($700.03)
757659	$0.00	$2,147.15	$2,147.15	($987.69)	($700.03)
757660	$0.00	$2,500.90	$2,500.90	($1,150.41)	($700.03)
757661	$0.00	$2,838.17	$2,838.17	($1,305.56)	($700.03)
757662	$0.00	$2,488.84	$2,488.84	($1,144.87)	($700.03)
757663	$0.00	$2,481.64	$2,481.64	($1,141.55)	($700.03)
757664	$0.00	$2,568.92	$2,568.92	($1,181.70)	($700.03)
757665	$0.00	$2,036.64	$2,036.64	($936.85)	($700.03)
757666	$0.00	$1,940.76	$1,940.76	($892.75)	($700.03)
757667	$0.00	$3,017.22	$3,017.22	($1,387.92)	($700.03)
757668	$0.00	$2,220.38	$2,220.38	($1,021.37)	($700.03)
757669	$0.00	$1,814.63	$1,814.63	($834.73)	($700.03)
757670	$0.00	$0.00	$0.00	$0.00	$0.00
986672	$0.00	$19,002.70	$19,002.70	($8,741.24)	($8,741.24)
986673	$0.00	$6,365.93	$6,365.93	($2,928.33)	($2,928.33)
986674	$0.00	$24,978.53	$24,978.53	($11,490.12)	($11,490.12)
986675	$0.00	$2,366.65	$2,366.65	($1,088.66)	($1,088.66)
982616	$0.00	$1,872.59	$1,872.59	($861.39)	($861.39)
982615	$0.00	$1,562.56	$1,562.56	($718.78)	($718.78)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
982657	$0.00	$740.77	$740.77	($340.75)	($340.75)
982637	$0.00	$1,335.54	$1,335.54	($614.35)	($614.35)
982654	$0.00	$1,038.07	$1,038.07	($477.51)	($477.51)
982648	$0.00	$1,017.04	$1,017.04	($467.84)	($467.84)
982631	$0.00	$1,162.95	$1,162.95	($534.96)	($534.96)
982635	$0.00	$1,129.83	$1,129.83	($519.72)	($519.72)
982636	$0.00	$1,196.53	$1,196.53	($550.40)	($550.40)
982640	$0.00	$1,211.51	$1,211.51	($557.29)	($557.29)
982641	$0.00	$1,037.55	$1,037.55	($477.27)	($477.27)
982643	$0.00	$1,020.40	$1,020.40	($469.38)	($469.38)
982644	$0.00	$1,183.32	$1,183.32	($544.33)	($544.33)
982645	$0.00	$1,153.13	$1,153.13	($530.44)	($530.44)
982628	$0.00	$1,012.28	$1,012.28	($465.65)	($465.65)
982629	$0.00	$1,081.06	$1,081.06	($497.29)	($497.29)
982630	$0.00	$1,118.47	$1,118.47	($514.50)	($514.50)
982623	$0.00	$1,460.86	$1,460.86	($672.00)	($672.00)
982624	$0.00	$1,063.40	$1,063.40	($489.16)	($489.16)
982625	$0.00	$1,001.03	$1,001.03	($460.47)	($460.47)
982650	$0.00	$1,131.52	$1,131.52	($520.50)	($520.50)
982647	$0.00	$1,252.27	$1,252.27	($576.04)	($576.04)
982655	$0.00	$1,541.71	$1,541.71	($709.19)	($709.19)
982653	$0.00	$1,482.78	$1,482.78	($682.08)	($682.08)
982660	$0.00	$824.65	$824.65	($379.34)	($379.34)
982700	$0.00	$1,117.06	$1,117.06	($513.85)	($513.85)
982701	$0.00	$1,112.78	$1,112.78	($511.88)	($511.88)
982685	$0.00	$1,448.46	$1,448.46	($666.29)	($666.29)
982612	$0.00	$1,203.30	$1,203.30	($553.52)	($553.52)
982649	$0.00	$1,211.29	$1,211.29	($557.19)	($557.19)
982619	$0.00	$1,754.05	$1,754.05	($806.86)	($806.86)
982659	$0.00	$1,489.64	$1,489.64	($685.23)	($685.23)
982611	$0.00	$1,493.39	$1,493.39	($686.96)	($686.96)
982618	$0.00	$668.95	$668.95	($307.72)	($307.72)
982620	$0.00	$1,446.72	$1,446.72	($665.49)	($665.49)
982664	$0.00	$896.10	$896.10	($412.21)	($412.21)
982613	$0.00	$1,911.09	$1,911.09	($879.10)	($872.34)
982639	$0.00	$1,100.54	$1,100.54	($506.25)	($506.25)
982642	$0.00	$1,093.83	$1,093.83	($503.16)	($503.16)
982632	$0.00	$0.00	$0.00	$0.00	$0.00
982633	$0.00	$480.87	$480.87	($221.20)	($221.20)
982634	$0.00	$428.97	$428.97	($197.33)	($197.33)
982646	$0.00	$1,301.33	$1,301.33	($598.61)	($598.61)
982683	$0.00	$1,186.33	$1,186.33	($545.71)	($545.71)
982652	$0.00	$1,098.63	$1,098.63	($505.37)	($505.37)
982638	$0.00	$1,172.02	$1,172.02	($539.13)	($539.13)
982621	$0.00	$2,480.92	$2,480.92	($1,141.22)	($872.34)
982626	$0.00	$0.00	$0.00	$0.00	$0.00
982656	$0.00	$1,529.53	$1,529.53	($703.58)	($703.58)
982627	$0.00	$1,025.72	$1,025.72	($471.83)	($471.83)
982661	$0.00	$1,426.57	$1,426.57	($656.22)	($656.22)
982684	$0.00	$1,014.37	$1,014.37	($466.61)	($466.61)
982651	$0.00	$1,153.83	$1,153.83	($530.76)	($530.76)
982614	$0.00	$1,475.57	$1,475.57	($678.76)	($678.76)
982617	$0.00	$1,625.21	$1,625.21	($747.60)	($747.60)
982658	$0.00	$1,108.37	$1,108.37	($509.85)	($509.85)
982663	$0.00	$404.72	$404.72	($186.17)	($186.17)
982686	$0.00	$447.08	$447.08	($205.66)	($205.66)
982687	$0.00	$467.82	$467.82	($215.20)	($215.20)
982688	$0.00	$488.56	$488.56	($224.74)	($224.74)
982689	$0.00	$495.11	$495.11	($227.75)	($227.75)
982690	$0.00	$496.71	$496.71	($228.49)	($228.49)
982691	$0.00	$500.78	$500.78	($230.36)	($230.36)
982692	$0.00	$499.49	$499.49	($229.77)	($229.77)
982693	$0.00	$502.24	$502.24	($231.03)	($231.03)
982694	$0.00	$404.72	$404.72	($186.17)	($186.17)
982695	$0.00	$415.26	$415.26	($191.02)	($191.02)
982696	$0.00	$422.89	$422.89	($194.53)	($194.53)
982697	$0.00	$966.63	$966.63	($444.65)	($444.65)
982698	$0.00	$934.64	$934.64	($429.93)	($429.93)
982699	$0.00	$408.12	$408.12	($187.74)	($187.74)
982662	$0.00	$962.32	$962.32	($442.67)	($442.67)
982665	$0.00	$421.72	$421.72	($193.99)	($193.99)
982666	$0.00	$415.09	$415.09	($190.94)	($190.94)
982667	$0.00	$411.52	$411.52	($189.30)	($189.30)
982668	$0.00	$496.54	$496.54	($228.41)	($228.41)
982669	$0.00	$496.78	$496.78	($228.52)	($228.52)
982670	$0.00	$474.45	$474.45	($218.25)	($218.25)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
982671	$0.00	$513.03	$513.03	($235.99)	($235.99)
982672	$0.00	$435.38	$435.38	($200.27)	($200.27)
982673	$0.00	$451.54	$451.54	($207.71)	($207.71)
982674	$0.00	$497.70	$497.70	($228.94)	($228.94)
982675	$0.00	$448.14	$448.14	($206.14)	($206.14)
982676	$0.00	$416.87	$416.87	($191.76)	($191.76)
982677	$0.00	$406.34	$406.34	($186.92)	($186.92)
982678	$0.00	$452.15	$452.15	($207.99)	($207.99)
982679	$0.00	$401.37	$401.37	($184.63)	($184.63)
982680	$0.00	$401.37	$401.37	($184.63)	($184.63)
982681	$0.00	$882.00	$882.00	($405.72)	($405.72)
982682	$0.00	$468.27	$468.27	($215.40)	($215.40)
982622	$0.00	$0.00	$0.00	$0.00	$0.00
1010092	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010016	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010103	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010085	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010057	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010091	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010107	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010051	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010075	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010076	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010077	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010079	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010080	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010081	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010082	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010089	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010090	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010086	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010059	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010060	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010061	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010062	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010063	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010064	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010065	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010066	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010067	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010068	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010069	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010070	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010071	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010072	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010073	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010074	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010049	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010053	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010084	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010101	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010102	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010093	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010094	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010095	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010096	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010097	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010055	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010056	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010087	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010098	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010100	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010017	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010106	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010104	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010088	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010099	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010031	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010019	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010020	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010021	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010022	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010023	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010024	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010025	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010026	$0.00	$144.48	$144.48	($66.46)	($66.46)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
1010027	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010028	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010036	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010037	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010038	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010039	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010040	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010041	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010042	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010043	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010044	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010045	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010046	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010048	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010052	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010015	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010050	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010054	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010108	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010018	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010032	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010033	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010034	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010035	$0.00	$0.00	$0.00	$0.00	$0.00
1010047	$0.00	$0.00	$0.00	$0.00	$0.00
1010029	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010030	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010058	$0.00	$0.00	$0.00	$0.00	$0.00
1010083	$0.00	$0.00	$0.00	$0.00	$0.00
1010078	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010105	$0.00	$144.48	$144.48	($66.46)	($66.46)
Total	**$0.00**	**$447,831.22**	**$447,831.22**	**($206,002.36)**	**($166,952.03)**

APPENDIX F-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix F-1
Assessment Roll Summary - Improvement Area #2
2023-24

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	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,166.55)	$1,375.45
727064	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,139.46)	$1,402.55
727065	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,356.27)	$1,185.73
727066	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,447.99)	$1,094.01
727067	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,442.60)	$1,099.40
727068	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,040.04)	$1,501.96
727069	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,339.30)	$1,202.70
3670365[1]	1	3	0.27	0.27	$10,002.89	$191.32	$566.66	$50.01	$30.87	($494.95)	$343.91
8452371[1]	1	3	0.54	0.54	$20,308.89	$388.43	$1,150.50	$101.54	$62.67	($759.60)	$943.54
727071	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,056.34)	$1,485.66
727072	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,418.35)	$1,123.66
727073	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,644.39)	$897.62
727074	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,763.74)	$778.27
727075	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,458.50)	$1,083.50
727076	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,294.48)	$1,247.53
727077	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,040.03)	$1,501.97
727078	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,185.44)	$1,356.56
727079	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,262.58)	$1,279.42
727080	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,270.73)	$1,271.27
727081	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,135.36)	$1,406.64
727082	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,175.19)	$1,366.81
727083	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,491.66)	$1,050.35
727084	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,402.41)	$1,139.59
727085	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,529.90)	$1,012.10
727086	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,237.63)	$1,304.38
727087	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,195.32)	$1,346.68
727088	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,126.40)	$1,415.60
727089	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,380.54)	$1,161.46
727090	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,243.04)	$1,298.96
727091	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,517.15)	$1,024.85
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	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,410.52)	$1,131.48
727094	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,320.90)	$1,221.10
727095	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,358.28)	$1,183.72
727096	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,260.57)	$1,281.43
727097	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,341.29)	$1,200.72
727098	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,105.49)	$1,436.52
727099	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,302.49)	$1,239.52
727100	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,586.37)	$955.63
727101	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,106.86)	$1,435.14
727102	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,139.94)	$1,402.06
727103	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,488.13)	$1,053.87
727104	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,388.84)	$1,153.16
727105	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,144.53)	$1,397.47
727106	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,283.61)	$1,258.39
727107	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,363.41)	$1,178.59
727108	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,193.24)	$1,348.76
727109	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,081.63)	$1,460.37
727110	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,329.59)	$1,212.41
727111	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,223.60)	$1,318.40
727112	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,410.36)	$1,131.64
727113	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,087.67)	$1,454.33
727114	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,275.27)	$1,266.73
727115	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,204.97)	$1,337.04
727116	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,380.04)	$1,161.96
727117	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,651.60)	$890.40
727118	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,505.84)	$1,036.16
727119	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,074.12)	$1,467.88
727120	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727121	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,018.47)	$1,523.53
727122	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,360.97)	$1,181.03
727123	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,227.11)	$1,314.89
727124	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,317.88)	$1,224.12
727125	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,053.69)	$1,488.31
727126	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,357.82)	$1,184.18
727127	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,448.77)	$1,093.23
727128	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,223.84)	$1,318.16
727129	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,419.25)	$1,122.75
727130	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,351.41)	$1,190.59
727131	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,386.47)	$1,155.53
727132	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,294.10)	$1,247.90
727133	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,521.34)	$1,020.66
727134	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,253.66)	$1,288.35
727135	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,360.91)	$1,181.10
727136	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,514.57)	$1,027.43
727137	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,647.42)	$894.58
727138	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,229.07)	$1,312.93
727139	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($830.84)	$1,711.16
727140	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,414.94)	$1,127.06
727141	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,202.56)	$1,339.44
727142	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,154.29)	$1,387.71
727143	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,163.65)	$1,378.35
727144	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($931.03)	$1,610.97
727145	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,053.53)	$1,488.47
727146	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,403.05)	$1,138.96
727147	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,163.91)	$1,378.09
727148	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($984.87)	$1,557.13
727149	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($866.94)	$1,675.06
727150	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($883.46)	$1,658.54
727151	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,401.11)	$1,140.89
727152	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,293.10)	$1,248.90
727153	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,035.12)	$1,506.88

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
727154	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,405.35)	$1,136.66
727155	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,710.03)	$831.97
727156	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,490.83)	$1,051.17
727157	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727158	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,245.05)	$1,296.96
727159	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,086.87)	$1,455.14
727160	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,829.78)	$712.22
727161	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,515.99)	$1,026.02
727162	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,168.36)	$1,373.64
727163	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,264.68)	$1,277.32
727164	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,187.32)	$1,354.68
727165	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,290.85)	$1,251.15
727166	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,182.49)	$1,359.52
727167	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,357.21)	$1,184.79
727168	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($909.83)	$1,632.17
727169	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,592.45)	$949.55
727170	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,498.03)	$1,043.98
727171	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727172	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,596.49)	$945.52
727173	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,535.55)	$1,006.45
727174	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,403.21)	$1,138.79
727175	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,013.58)	$1,528.42
727176	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,350.10)	$1,191.90
727177	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,277.04)	$1,264.96
727178	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,274.92)	$1,267.08
727179	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,398.90)	$1,143.10
727180	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,405.19)	$1,136.82
727181	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,464.72)	$1,077.28
727182	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,181.83)	$1,360.17
727183	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,222.23)	$1,319.77
727184	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,016.46)	$1,525.54
727185	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,008.63)	$1,533.37
727186	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,595.53)	$946.47
727187	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,023.13)	$1,518.87
727188	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,215.67)	$1,326.34
727189	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,620.75)	$921.26
727190	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,202.88)	$1,339.12
727191	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,335.18)	$1,206.82
727192	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,790.43)	$751.58
727193	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,171.59)	$1,370.41
727194	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,597.87)	$944.13
727195	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,712.17)	$829.83
727196	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727197	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($630.06)	$1,911.94
727198	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,585.52)	$956.48
727199	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($944.60)	$1,597.41
727200	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,149.03)	$1,392.97
727201	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,605.98)	$936.03
727202	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,565.79)	$976.21
727203	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,179.15)	$1,362.85
727204	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,200.07)	$1,341.93
727205	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,614.61)	$927.39
727206	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727207	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,115.58)	$1,426.42
727208	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,434.28)	$1,107.72
727209	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,456.59)	$1,085.41
727210	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,409.07)	$1,132.93
727211	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727212	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,064.56)	$1,477.45
727213	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,197.17)	$1,344.83
727214	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,062.79)	$1,479.21
727215	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,238.12)	$1,303.88
727216	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,585.85)	$956.15
727217	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,898.83)	$643.17
980739	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($173.95)	$1,865.92
725605	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($590.67)	$1,449.21
725606	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,297.15)	$742.73
725607	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($781.88)	$1,258.00
725608	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.64)	$960.24
725609	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.57)	$1,057.31
725610	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,052.79)	$987.09
725611	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.79)	$1,057.08
725612	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($894.05)	$1,145.83
725613	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.83)	$1,056.05
725614	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.69)	$1,257.19
725615	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($916.57)	$1,123.31
725616	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,073.36)	$966.51
725617	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($956.40)	$1,083.48
725618	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,250.57)	$789.30
725619	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.79)	$1,057.08
725620	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($978.41)	$1,061.47
725621	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($809.57)	$1,230.31
725622	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,037.81)	$1,002.07
725623	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($974.98)	$1,064.90
725624	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.73)	$1,072.15
725625	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,030.63)	$1,009.24
725626	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($938.80)	$1,101.07
725627	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.07)	$1,056.81
725628	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($987.16)	$1,052.71
725629	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.20)	$1,270.68
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,115.56)	$924.32
725632	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($985.51)	$1,054.36
725633	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($786.72)	$1,253.16
725634	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,160.01)	$879.86
725635	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($787.52)	$1,252.35

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
725636	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($895.10)	$1,144.78
725637	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($974.68)	$1,065.20
725638	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($930.11)	$1,109.77
725639	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,040.54)	$999.34
725640	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,169.83)	$870.05
725641	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($947.66)	$1,092.21
725642	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,259.13)	$780.75
725643	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($774.90)	$1,264.98
725644	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($987.68)	$1,052.20
725645	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($948.53)	$1,091.34
725646	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($889.99)	$1,149.89
725647	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($933.14)	$1,106.74
725648	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($947.10)	$1,092.78
725649	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($161.89)	$1,877.99
725650	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($181.06)	$1,858.82
725651	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($484.44)	$1,555.44
725652	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($469.72)	$1,570.16
725653	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($768.76)	$1,271.12
725654	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,076.23)	$963.65
725655	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.64)	$1,056.24
725656	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,041.16)	$998.72
725657	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($939.35)	$1,100.53
725658	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,153.15)	$886.73
725659	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($877.84)	$1,162.04
725660	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.80)	$1,257.08
725661	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.95)	$1,071.93
725662	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,260.85)	$779.03
725663	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,101.07)	$938.81
725664	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,256.33)	$783.55
725665	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,092.79)	$947.08
725666	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($638.08)	$1,401.80
725667	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($895.18)	$1,144.70
725668	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($975.07)	$1,064.81
725669	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($462.17)	$1,577.71
725670	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,314.50)	$725.38
725671	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($465.94)	$1,573.94
725672	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($600.94)	$1,438.94
725673	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.79)	$960.09
725674	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,137.77)	$902.11
725675	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,250.83)	$789.05
725676	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($923.89)	$1,115.99
725677	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.86)	$1,056.02
725678	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.02)	$1,257.86
725679	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,248.29)	$791.59
725680	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($940.28)	$1,099.60
725681	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,250.83)	$789.05
725682	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($898.24)	$1,141.64
725683	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.66)	$1,072.22
725684	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.27)	$1,270.61
725685	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($885.30)	$1,154.58
725686	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,071.75)	$968.13
725687	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($985.76)	$1,054.12
725688	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,308.97)	$730.91
725689	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,085.16)	$954.72
725690	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($889.60)	$1,150.28
725691	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($890.61)	$1,149.27
725692	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($929.21)	$1,110.66
725693	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.69)	$960.19
725694	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,084.90)	$954.98
725695	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
725696	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($908.38)	$1,131.50
725697	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($929.21)	$1,110.66
725698	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,152.44)	$887.44
725699	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($820.14)	$1,219.73
725701	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,104.40)	$935.48
725702	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($628.89)	$1,410.99
725703	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.85)	$1,057.03
725704	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.51)	$1,257.37
725705	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($872.53)	$1,167.35
725706	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($938.20)	$1,101.68
725707	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,350.64)	$689.24
725708	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($645.73)	$1,394.14
725709	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.11)	$1,056.77
725710	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($781.95)	$1,257.93
725711	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.29)	$1,072.59
725712	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,269.86)	$770.02
725713	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($768.76)	$1,271.12
725714	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,211.88)	$827.99
725715	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($930.74)	$1,109.14
725716	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($931.19)	$1,108.69
725717	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,145.78)	$894.10
725718	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.69)	$1,270.19
725719	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($825.14)	$1,214.74
725720	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,401.17)	$638.70
725721	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.04)	$1,270.84
725722	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($868.89)	$1,170.99
725723	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,274.38)	$765.50
725724	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,115.23)	$924.64
725725	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($951.63)	$1,088.25
725726	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($990.35)	$1,049.53
725727	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($937.84)	$1,102.04
725728	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,101.02)	$938.86
725729	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($453.63)	$1,586.24
725730	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($776.63)	$1,263.25
725731	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($980.44)	$1,059.43
725732	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,338.66)	$1,046.42

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
725733	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,460.27)	$924.82
725734	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,106.76)	$1,278.33
725735	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($885.69)	$1,499.40
725736	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,268.05)	$1,117.04
725737	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,335.46)	$1,049.63
725738	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($817.44)	$1,567.65
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	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,239.49)	$1,145.60
725741	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($906.98)	$1,478.11
725742	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,250.51)	$1,134.57
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
980737	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,390.39)	$994.70
725746	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,124.01)	$1,261.07
725747	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,302.36)	$1,082.73
725748	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,386.47)	$998.62
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.72)	$1,257.16
717580	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,091.40)	$948.48
717581	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($866.30)	$1,173.57
717582	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.78)	$1,072.10
717583	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,182.20)	$857.68
717584	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($699.66)	$1,340.21
717585	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($944.72)	$1,095.16
717586	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,077.17)	$962.71
717587	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717588	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($709.59)	$1,330.29
717589	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,020.25)	$1,019.63
717590	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717591	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($910.07)	$1,129.80
717592	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,094.34)	$945.54
717593	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717594	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,159.02)	$880.86
717595	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,204.11)	$835.77
717596	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717597	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($834.10)	$1,205.78
717598	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($707.21)	$1,332.66
717599	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,080.65)	$959.23
717600	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($951.14)	$1,088.74
717601	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717602	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($793.79)	$1,246.09
717603	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,030.77)	$1,009.11
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,115.42)	$924.46
717606	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($721.64)	$1,318.24
717607	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($853.60)	$1,186.28
717608	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($703.62)	$1,336.26
717609	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($950.27)	$1,089.61
717610	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($873.01)	$1,166.87
717611	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($906.33)	$1,133.54
717612	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($707.77)	$1,332.11
717613	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,270.73)	$769.15
717614	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,206.79)	$833.09
717615	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($711.95)	$1,327.93
717616	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($885.45)	$1,154.43
717617	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($822.32)	$1,217.55
717618	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($925.76)	$1,114.12
717619	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($913.41)	$1,126.47
717620	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($866.73)	$1,173.15
717621	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($913.41)	$1,126.47
717622	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($732.25)	$1,307.63
717623	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($731.26)	$1,308.62
717624	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($854.01)	$1,185.87
717625	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($930.01)	$1,109.87
717626	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($807.90)	$1,231.98
717627	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,008.31)	$1,031.57
717628	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,195.30)	$844.58
717629	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($888.67)	$1,151.20
717630	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,095.20)	$944.67
717631	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($963.18)	$1,076.70
717632	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($869.92)	$1,169.95
717633	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,099.43)	$940.45
717634	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($920.21)	$1,119.67
717635	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,095.22)	$944.65
717636	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
717637	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($733.90)	$1,305.98
717638	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
717639	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,090.27)	$949.60
717640	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($862.25)	$1,177.63
717641	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($999.22)	$1,040.66
717642	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($876.51)	$1,163.37
717643	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
717644	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($708.94)	$1,330.94
717645	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($753.87)	$1,286.01
717646	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($720.07)	$1,319.80
717647	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,081.39)	$958.49
717648	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($702.52)	$1,337.36
717649	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($905.38)	$1,134.50
717650	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($720.07)	$1,319.80
717651	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($855.14)	$1,184.73
717652	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($903.91)	$1,135.96
717653	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($588.67)	$1,451.21
717654	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($699.66)	$1,340.21
717655	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,078.53)	$961.35
717656	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,085.78)	$954.10
717657	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.75)	$1,257.12

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
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.23)	$960.64
717660	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($865.46)	$1,174.42
717661	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,092.40)	$947.47
717662	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($881.65)	$1,158.23
717663	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,131.69)	$908.19
717664	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($911.25)	$1,128.63
717665	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($887.85)	$1,152.03
717666	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($768.32)	$1,271.56
717667	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($908.94)	$1,130.94
717668	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717669	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($642.90)	$1,396.98
717670	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,096.70)	$943.18
717671	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,095.04)	$944.84
717672	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($753.87)	$1,286.01
717673	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,011.31)	$1,028.57
717674	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,064.17)	$975.70
717675	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($755.71)	$1,284.17
717676	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($952.61)	$1,087.27
717677	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($921.30)	$1,118.58
717678	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($887.58)	$1,152.30
717679	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,083.30)	$956.57
717680	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,208.92)	$830.96
717681	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($909.08)	$1,130.80
717682	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($713.85)	$1,326.03
717683	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,233.83)	$806.05
717684	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,133.50)	$906.37
717685	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($729.57)	$1,310.30
717686	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($711.83)	$1,328.05
717687	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($927.04)	$1,112.84
717688	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($955.76)	$1,084.12
717689	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($915.79)	$1,124.09
717690	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($819.63)	$1,220.25
717691	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($887.87)	$1,152.01
717692	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($583.88)	$1,456.00
717693	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,273.15)	$766.73
717694	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,098.17)	$941.71
717695	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($678.62)	$1,361.25
717696	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($938.77)	$1,101.11
717697	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,346.59)	$693.28
717698	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($739.10)	$1,300.78
717699	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($717.77)	$1,322.11
717700	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($957.05)	$1,082.83
717701	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($718.74)	$1,321.14
717702	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($703.00)	$1,336.88
717703	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($903.81)	$1,136.07
717704	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($953.00)	$1,086.88
717705	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($719.85)	$1,320.02
717706	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($812.76)	$1,227.12
717707	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($949.10)	$1,090.78
717708	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($905.16)	$1,134.72
717709	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,081.70)	$958.18
717710	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($702.30)	$1,337.58
717711	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($717.51)	$1,322.37
717712	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($680.82)	$1,359.06
717713	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($942.11)	$1,097.77
717714	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,193.28)	$846.60
717715	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,164.81)	$875.07
717716	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($953.74)	$1,086.14
717717	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($936.97)	$1,102.90
717718	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($908.38)	$1,131.50
717719	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717720	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($923.61)	$1,116.27
717721	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,017.16)	$1,022.72
717722	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($934.26)	$1,105.61
717723	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($670.80)	$1,714.28
717724	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($643.08)	$1,742.01
717725	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($962.44)	$1,422.64
717726	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,125.93)	$1,259.16
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	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($962.53)	$1,422.56
717729	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($790.52)	$1,594.57
717730	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($921.67)	$1,463.42
717731	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,007.60)	$1,377.49
Total	**443**		**314.36**	**314.36**	**$11,763,965.39**	**$225,000.00**	**$666,428.01**	**$58,819.83**	**$36,300.00**	**($458,809.04)**	**$527,738.80**

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 – 2023-24

Appendix F-2
TIRZ Credit Calculation - Improvement Area #2
2023-24

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
727063	$0.00	$2,535.98	$2,535.98	($1,166.55)	($1,166.55)
727064	$0.00	$2,477.08	$2,477.08	($1,139.46)	($1,139.46)
727065	$0.00	$2,948.41	$2,948.41	($1,356.27)	($1,356.27)
727066	$0.00	$3,147.80	$3,147.80	($1,447.99)	($1,447.99)
727067	$0.00	$3,136.09	$3,136.09	($1,442.60)	($1,442.60)
727068	$0.00	$2,260.96	$2,260.96	($1,040.04)	($1,040.04)
727069	$0.00	$2,911.52	$2,911.52	($1,339.30)	($1,339.30)
3670365[1]	$0.00	$1,075.97	$1,075.97	($494.95)	($494.95)
8452371[1]	$0.00	$1,651.31	$1,651.31	($759.60)	($759.60)
727071	$0.00	$2,296.39	$2,296.39	($1,056.34)	($1,056.34)
727072	$0.00	$3,083.36	$3,083.36	($1,418.35)	($1,418.35)
727073	$0.00	$3,574.75	$3,574.75	($1,644.39)	($1,644.39)
727074	$0.00	$3,834.21	$3,834.21	($1,763.74)	($1,763.74)
727075	$0.00	$3,170.66	$3,170.66	($1,458.50)	($1,458.50)
727076	$0.00	$2,814.08	$2,814.08	($1,294.48)	($1,294.48)
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	$2,744.74	$2,744.74	($1,262.58)	($1,262.58)
727080	$0.00	$2,762.45	$2,762.45	($1,270.73)	($1,270.73)
727081	$0.00	$2,468.18	$2,468.18	($1,135.36)	($1,135.36)
727082	$0.00	$2,554.76	$2,554.76	($1,175.19)	($1,175.19)
727083	$0.00	$3,242.73	$3,242.73	($1,491.66)	($1,491.66)
727084	$0.00	$3,048.72	$3,048.72	($1,402.41)	($1,402.41)
727085	$0.00	$3,325.87	$3,325.87	($1,529.90)	($1,529.90)
727086	$0.00	$2,690.49	$2,690.49	($1,237.63)	($1,237.63)
727087	$0.00	$2,598.53	$2,598.53	($1,195.32)	($1,195.32)
727088	$0.00	$2,448.70	$2,448.70	($1,126.40)	($1,126.40)
727089	$0.00	$3,001.17	$3,001.17	($1,380.54)	($1,380.54)
727090	$0.00	$2,702.27	$2,702.27	($1,243.04)	($1,243.04)
727091	$0.00	$3,298.16	$3,298.16	($1,517.15)	($1,517.15)
727092	$0.00	$0.00	$0.00	$0.00	$0.00
727093	$0.00	$3,066.35	$3,066.35	($1,410.52)	($1,410.52)
727094	$0.00	$2,871.53	$2,871.53	($1,320.90)	($1,320.90)
727095	$0.00	$2,952.79	$2,952.79	($1,358.28)	($1,358.28)
727096	$0.00	$2,740.37	$2,740.37	($1,260.57)	($1,260.57)
727097	$0.00	$2,915.84	$2,915.84	($1,341.29)	($1,341.29)
727098	$0.00	$2,403.23	$2,403.23	($1,105.49)	($1,105.49)
727099	$0.00	$2,831.49	$2,831.49	($1,302.49)	($1,302.49)
727100	$0.00	$3,448.64	$3,448.64	($1,586.37)	($1,586.37)
727101	$0.00	$2,406.22	$2,406.22	($1,106.86)	($1,106.86)
727102	$0.00	$2,478.14	$2,478.14	($1,139.94)	($1,139.94)
727103	$0.00	$3,235.07	$3,235.07	($1,488.13)	($1,488.13)
727104	$0.00	$3,019.22	$3,019.22	($1,388.84)	($1,388.84)
727105	$0.00	$2,488.11	$2,488.11	($1,144.53)	($1,144.53)
727106	$0.00	$2,790.46	$2,790.46	($1,283.61)	($1,283.61)
727107	$0.00	$2,963.94	$2,963.94	($1,363.41)	($1,363.41)
727108	$0.00	$2,594.00	$2,594.00	($1,193.24)	($1,193.24)
727109	$0.00	$2,351.37	$2,351.37	($1,081.63)	($1,081.63)
727110	$0.00	$2,890.41	$2,890.41	($1,329.59)	($1,329.59)
727111	$0.00	$2,660.00	$2,660.00	($1,223.60)	($1,223.60)
727112	$0.00	$3,066.01	$3,066.01	($1,410.36)	($1,410.36)
727113	$0.00	$2,364.51	$2,364.51	($1,087.67)	($1,087.67)
727114	$0.00	$2,772.32	$2,772.32	($1,275.27)	($1,275.27)
727115	$0.00	$2,619.49	$2,619.49	($1,204.97)	($1,204.97)
727116	$0.00	$3,000.09	$3,000.09	($1,380.04)	($1,380.04)
727117	$0.00	$3,590.43	$3,590.43	($1,651.60)	($1,651.60)
727118	$0.00	$3,273.56	$3,273.56	($1,505.84)	($1,505.84)
727119	$0.00	$2,335.04	$2,335.04	($1,074.12)	($1,074.12)
727120	$0.00	$0.00	$0.00	$0.00	$0.00
727121	$0.00	$2,214.06	$2,214.06	($1,018.47)	($1,018.47)
727122	$0.00	$2,958.64	$2,958.64	($1,360.97)	($1,360.97)
727123	$0.00	$2,667.63	$2,667.63	($1,227.11)	($1,227.11)
727124	$0.00	$2,864.96	$2,864.96	($1,317.88)	($1,317.88)
727125	$0.00	$2,290.64	$2,290.64	($1,053.69)	($1,053.69)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
727126	$0.00	$2,951.79	$2,951.79	($1,357.82)	($1,357.82)
727127	$0.00	$3,149.50	$3,149.50	($1,448.77)	($1,448.77)
727128	$0.00	$2,660.53	$2,660.53	($1,223.84)	($1,223.84)
727129	$0.00	$3,085.32	$3,085.32	($1,419.25)	($1,419.25)
727130	$0.00	$2,937.85	$2,937.85	($1,351.41)	($1,351.41)
727131	$0.00	$3,014.07	$3,014.07	($1,386.47)	($1,386.47)
727132	$0.00	$2,813.27	$2,813.27	($1,294.10)	($1,294.10)
727133	$0.00	$3,307.27	$3,307.27	($1,521.34)	($1,521.34)
727134	$0.00	$2,725.34	$2,725.34	($1,253.66)	($1,253.66)
727135	$0.00	$2,958.49	$2,958.49	($1,360.91)	($1,360.91)
727136	$0.00	$3,292.55	$3,292.55	($1,514.57)	($1,514.57)
727137	$0.00	$3,581.35	$3,581.35	($1,647.42)	($1,647.42)
727138	$0.00	$2,671.89	$2,671.89	($1,229.07)	($1,229.07)
727139	$0.00	$1,806.17	$1,806.17	($830.84)	($830.84)
727140	$0.00	$3,075.95	$3,075.95	($1,414.94)	($1,414.94)
727141	$0.00	$2,614.27	$2,614.27	($1,202.56)	($1,202.56)
727142	$0.00	$2,509.33	$2,509.33	($1,154.29)	($1,154.29)
727143	$0.00	$2,529.68	$2,529.68	($1,163.65)	($1,163.65)
727144	$0.00	$2,023.98	$2,023.98	($931.03)	($931.03)
727145	$0.00	$2,290.29	$2,290.29	($1,053.53)	($1,053.53)
727146	$0.00	$3,050.10	$3,050.10	($1,403.05)	($1,403.05)
727147	$0.00	$2,530.24	$2,530.24	($1,163.91)	($1,163.91)
727148	$0.00	$2,141.03	$2,141.03	($984.87)	($984.87)
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	$3,045.89	$3,045.89	($1,401.11)	($1,401.11)
727152	$0.00	$2,811.09	$2,811.09	($1,293.10)	($1,293.10)
727153	$0.00	$2,250.27	$2,250.27	($1,035.12)	($1,035.12)
727154	$0.00	$3,055.10	$3,055.10	($1,405.35)	($1,405.35)
727155	$0.00	$3,717.46	$3,717.46	($1,710.03)	($1,710.03)
727156	$0.00	$3,240.94	$3,240.94	($1,490.83)	($1,490.83)
727157	$0.00	$0.00	$0.00	$0.00	$0.00
727158	$0.00	$2,706.62	$2,706.62	($1,245.05)	($1,245.05)
727159	$0.00	$2,362.75	$2,362.75	($1,086.87)	($1,086.87)
727160	$0.00	$3,977.79	$3,977.79	($1,829.78)	($1,829.78)
727161	$0.00	$3,295.62	$3,295.62	($1,515.99)	($1,515.99)
727162	$0.00	$2,539.91	$2,539.91	($1,168.36)	($1,168.36)
727163	$0.00	$2,749.31	$2,749.31	($1,264.68)	($1,264.68)
727164	$0.00	$2,581.13	$2,581.13	($1,187.32)	($1,187.32)
727165	$0.00	$2,806.20	$2,806.20	($1,290.85)	($1,290.85)
727166	$0.00	$2,570.62	$2,570.62	($1,182.49)	($1,182.49)
727167	$0.00	$2,950.45	$2,950.45	($1,357.21)	($1,357.21)
727168	$0.00	$1,977.89	$1,977.89	($909.83)	($909.83)
727169	$0.00	$3,461.85	$3,461.85	($1,592.45)	($1,592.45)
727170	$0.00	$3,256.58	$3,256.58	($1,498.03)	($1,498.03)
727171	$0.00	$0.00	$0.00	$0.00	$0.00
727172	$0.00	$3,470.62	$3,470.62	($1,596.49)	($1,596.49)
727173	$0.00	$3,338.16	$3,338.16	($1,535.55)	($1,535.55)
727174	$0.00	$3,050.45	$3,050.45	($1,403.21)	($1,403.21)
727175	$0.00	$2,203.43	$2,203.43	($1,013.58)	($1,013.58)
727176	$0.00	$2,935.00	$2,935.00	($1,350.10)	($1,350.10)
727177	$0.00	$2,776.18	$2,776.18	($1,277.04)	($1,277.04)
727178	$0.00	$2,771.56	$2,771.56	($1,274.92)	($1,274.92)
727179	$0.00	$3,041.09	$3,041.09	($1,398.90)	($1,398.90)
727180	$0.00	$3,054.75	$3,054.75	($1,405.19)	($1,405.19)
727181	$0.00	$3,184.18	$3,184.18	($1,464.72)	($1,464.72)
727182	$0.00	$2,569.20	$2,569.20	($1,181.83)	($1,181.83)
727183	$0.00	$2,657.03	$2,657.03	($1,222.23)	($1,222.23)
727184	$0.00	$2,209.69	$2,209.69	($1,016.46)	($1,016.46)
727185	$0.00	$2,192.68	$2,192.68	($1,008.63)	($1,008.63)
727186	$0.00	$3,468.54	$3,468.54	($1,595.53)	($1,595.53)
727187	$0.00	$2,224.20	$2,224.20	($1,023.13)	($1,023.13)
727188	$0.00	$2,642.75	$2,642.75	($1,215.67)	($1,215.67)
727189	$0.00	$3,523.36	$3,523.36	($1,620.75)	($1,620.75)
727190	$0.00	$2,614.96	$2,614.96	($1,202.88)	($1,202.88)
727191	$0.00	$2,902.56	$2,902.56	($1,335.18)	($1,335.18)
727192	$0.00	$3,892.23	$3,892.23	($1,790.43)	($1,790.43)
727193	$0.00	$2,546.93	$2,546.93	($1,171.59)	($1,171.59)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
727194	$0.00	$3,473.63	$3,473.63	($1,597.87)	($1,597.87)
727195	$0.00	$3,722.11	$3,722.11	($1,712.17)	($1,712.17)
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	$3,446.79	$3,446.79	($1,585.52)	($1,585.52)
727199	$0.00	$2,053.47	$2,053.47	($944.60)	($944.60)
727200	$0.00	$2,497.89	$2,497.89	($1,149.03)	($1,149.03)
727201	$0.00	$3,491.25	$3,491.25	($1,605.98)	($1,605.98)
727202	$0.00	$3,403.89	$3,403.89	($1,565.79)	($1,565.79)
727203	$0.00	$2,563.38	$2,563.38	($1,179.15)	($1,179.15)
727204	$0.00	$2,608.85	$2,608.85	($1,200.07)	($1,200.07)
727205	$0.00	$3,510.02	$3,510.02	($1,614.61)	($1,614.61)
727206	$0.00	$0.00	$0.00	$0.00	$0.00
727207	$0.00	$2,425.17	$2,425.17	($1,115.58)	($1,115.58)
727208	$0.00	$3,118.01	$3,118.01	($1,434.28)	($1,434.28)
727209	$0.00	$3,166.51	$3,166.51	($1,456.59)	($1,456.59)
727210	$0.00	$3,063.20	$3,063.20	($1,409.07)	($1,409.07)
727211	$0.00	$0.00	$0.00	$0.00	$0.00
727212	$0.00	$2,314.25	$2,314.25	($1,064.56)	($1,064.56)
727213	$0.00	$2,602.55	$2,602.55	($1,197.17)	($1,197.17)
727214	$0.00	$2,310.42	$2,310.42	($1,062.79)	($1,062.79)
727215	$0.00	$2,691.57	$2,691.57	($1,238.12)	($1,238.12)
727216	$0.00	$3,447.50	$3,447.50	($1,585.85)	($1,585.85)
727217	$0.00	$4,127.90	$4,127.90	($1,898.83)	($1,898.83)
980739	$0.00	$378.16	$378.16	($173.95)	($173.95)
725605	$0.00	$1,284.06	$1,284.06	($590.67)	($590.67)
725606	$0.00	$2,819.89	$2,819.89	($1,297.15)	($1,297.15)
725607	$0.00	$1,699.73	$1,699.73	($781.88)	($781.88)
725608	$0.00	$2,347.05	$2,347.05	($1,079.64)	($1,079.64)
725609	$0.00	$2,136.02	$2,136.02	($982.57)	($982.57)
725610	$0.00	$2,288.68	$2,288.68	($1,052.79)	($1,052.79)
725611	$0.00	$2,136.51	$2,136.51	($982.79)	($982.79)
725612	$0.00	$1,943.58	$1,943.58	($894.05)	($894.05)
725613	$0.00	$2,138.75	$2,138.75	($983.83)	($983.83)
725614	$0.00	$1,701.50	$1,701.50	($782.69)	($782.69)
725615	$0.00	$1,992.54	$1,992.54	($916.57)	($916.57)
725616	$0.00	$2,333.40	$2,333.40	($1,073.36)	($1,073.36)
725617	$0.00	$2,079.12	$2,079.12	($956.40)	($956.40)
725618	$0.00	$2,718.64	$2,718.64	($1,250.57)	($1,250.57)
725619	$0.00	$2,136.51	$2,136.51	($982.79)	($982.79)
725620	$0.00	$2,126.98	$2,126.98	($978.41)	($978.41)
725621	$0.00	$1,759.93	$1,759.93	($809.57)	($809.57)
725622	$0.00	$2,256.10	$2,256.10	($1,037.81)	($1,037.81)
725623	$0.00	$2,119.52	$2,119.52	($974.98)	($974.98)
725624	$0.00	$2,103.75	$2,103.75	($967.73)	($967.73)
725625	$0.00	$2,240.51	$2,240.51	($1,030.63)	($1,030.63)
725626	$0.00	$2,040.88	$2,040.88	($938.80)	($938.80)
725627	$0.00	$2,137.11	$2,137.11	($983.07)	($983.07)
725628	$0.00	$2,146.01	$2,146.01	($987.16)	($987.16)
725629	$0.00	$1,672.17	$1,672.17	($769.20)	($769.20)
725630	$0.00	$0.00	$0.00	$0.00	$0.00
725631	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
725632	$0.00	$2,142.42	$2,142.42	($985.51)	($985.51)
725633	$0.00	$1,710.25	$1,710.25	($786.72)	($786.72)
725634	$0.00	$2,521.77	$2,521.77	($1,160.01)	($1,160.01)
725635	$0.00	$1,712.01	$1,712.01	($787.52)	($787.52)
725636	$0.00	$1,945.86	$1,945.86	($895.10)	($895.10)
725637	$0.00	$2,118.87	$2,118.87	($974.68)	($974.68)
725638	$0.00	$2,021.98	$2,021.98	($930.11)	($930.11)
725639	$0.00	$2,262.05	$2,262.05	($1,040.54)	($1,040.54)
725640	$0.00	$2,543.11	$2,543.11	($1,169.83)	($1,169.83)
725641	$0.00	$2,060.14	$2,060.14	($947.66)	($947.66)
725642	$0.00	$2,737.24	$2,737.24	($1,259.13)	($1,259.13)
725643	$0.00	$1,684.57	$1,684.57	($774.90)	($774.90)
725644	$0.00	$2,147.12	$2,147.12	($987.68)	($987.68)
725645	$0.00	$2,062.03	$2,062.03	($948.53)	($948.53)
725646	$0.00	$1,934.76	$1,934.76	($889.99)	($889.99)
725647	$0.00	$2,028.56	$2,028.56	($933.14)	($933.14)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
725648	$0.00	$2,058.91	$2,058.91	($947.10)	($947.10)
725649	$0.00	$351.93	$351.93	($161.89)	($161.89)
725650	$0.00	$393.61	$393.61	($181.06)	($181.06)
725651	$0.00	$1,053.12	$1,053.12	($484.44)	($484.44)
725652	$0.00	$1,021.13	$1,021.13	($469.72)	($469.72)
725653	$0.00	$1,671.22	$1,671.22	($768.76)	($768.76)
725654	$0.00	$2,339.63	$2,339.63	($1,076.23)	($1,076.23)
725655	$0.00	$2,138.35	$2,138.35	($983.64)	($983.64)
725656	$0.00	$2,263.39	$2,263.39	($1,041.16)	($1,041.16)
725657	$0.00	$2,042.06	$2,042.06	($939.35)	($939.35)
725658	$0.00	$2,506.84	$2,506.84	($1,153.15)	($1,153.15)
725659	$0.00	$1,908.35	$1,908.35	($877.84)	($877.84)
725660	$0.00	$1,701.74	$1,701.74	($782.80)	($782.80)
725661	$0.00	$2,104.24	$2,104.24	($967.95)	($967.95)
725662	$0.00	$2,740.97	$2,740.97	($1,260.85)	($1,260.85)
725663	$0.00	$2,393.62	$2,393.62	($1,101.07)	($1,101.07)
725664	$0.00	$2,731.15	$2,731.15	($1,256.33)	($1,256.33)
725665	$0.00	$2,375.64	$2,375.64	($1,092.79)	($1,092.79)
725666	$0.00	$1,387.13	$1,387.13	($638.08)	($638.08)
725667	$0.00	$1,946.04	$1,946.04	($895.18)	($895.18)
725668	$0.00	$2,119.71	$2,119.71	($975.07)	($975.07)
725669	$0.00	$1,004.72	$1,004.72	($462.17)	($462.17)
725670	$0.00	$2,857.60	$2,857.60	($1,314.50)	($1,314.50)
725671	$0.00	$1,012.91	$1,012.91	($465.94)	($465.94)
725672	$0.00	$1,306.39	$1,306.39	($600.94)	($600.94)
725673	$0.00	$2,347.37	$2,347.37	($1,079.79)	($1,079.79)
725674	$0.00	$2,473.41	$2,473.41	($1,137.77)	($1,137.77)
725675	$0.00	$2,719.20	$2,719.20	($1,250.83)	($1,250.83)
725676	$0.00	$2,008.46	$2,008.46	($923.89)	($923.89)
725677	$0.00	$2,138.82	$2,138.82	($983.86)	($983.86)
725678	$0.00	$1,700.05	$1,700.05	($782.02)	($782.02)
725679	$0.00	$2,713.68	$2,713.68	($1,248.29)	($1,248.29)
725680	$0.00	$2,044.09	$2,044.09	($940.28)	($940.28)
725681	$0.00	$2,719.20	$2,719.20	($1,250.83)	($1,250.83)
725682	$0.00	$1,952.69	$1,952.69	($898.24)	($898.24)
725683	$0.00	$2,103.61	$2,103.61	($967.66)	($967.66)
725684	$0.00	$1,672.33	$1,672.33	($769.27)	($769.27)
725685	$0.00	$1,924.56	$1,924.56	($885.30)	($885.30)
725686	$0.00	$2,329.89	$2,329.89	($1,071.75)	($1,071.75)
725687	$0.00	$2,142.96	$2,142.96	($985.76)	($985.76)
725688	$0.00	$2,845.58	$2,845.58	($1,308.97)	($1,308.97)
725689	$0.00	$2,359.05	$2,359.05	($1,085.16)	($1,085.16)
725690	$0.00	$1,933.91	$1,933.91	($889.60)	($889.60)
725691	$0.00	$1,936.11	$1,936.11	($890.61)	($890.61)
725692	$0.00	$2,020.03	$2,020.03	($929.21)	($929.21)
725693	$0.00	$2,347.15	$2,347.15	($1,079.69)	($1,079.69)
725694	$0.00	$2,358.48	$2,358.48	($1,084.90)	($1,084.90)
725695	$0.00	$0.00	$0.00	$0.00	$0.00
725696	$0.00	$1,974.74	$1,974.74	($908.38)	($908.38)
725697	$0.00	$2,020.03	$2,020.03	($929.21)	($929.21)
725698	$0.00	$2,505.31	$2,505.31	($1,152.44)	($1,152.44)
725699	$0.00	$1,782.92	$1,782.92	($820.14)	($820.14)
725701	$0.00	$2,400.86	$2,400.86	($1,104.40)	($1,104.40)
725702	$0.00	$1,367.15	$1,367.15	($628.89)	($628.89)
725703	$0.00	$2,136.63	$2,136.63	($982.85)	($982.85)
725704	$0.00	$1,701.10	$1,701.10	($782.51)	($782.51)
725705	$0.00	$1,896.81	$1,896.81	($872.53)	($872.53)
725706	$0.00	$2,039.57	$2,039.57	($938.20)	($938.20)
725707	$0.00	$2,936.18	$2,936.18	($1,350.64)	($1,350.64)
725708	$0.00	$1,403.77	$1,403.77	($645.73)	($645.73)
725709	$0.00	$2,137.19	$2,137.19	($983.11)	($983.11)
725710	$0.00	$1,699.89	$1,699.89	($781.95)	($781.95)
725711	$0.00	$2,102.81	$2,102.81	($967.29)	($967.29)
725712	$0.00	$2,760.57	$2,760.57	($1,269.86)	($1,269.86)
725713	$0.00	$1,671.22	$1,671.22	($768.76)	($768.76)
725714	$0.00	$2,634.53	$2,634.53	($1,211.88)	($1,211.88)
725715	$0.00	$2,023.34	$2,023.34	($930.74)	($930.74)
725716	$0.00	$2,024.32	$2,024.32	($931.19)	($931.19)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
725717	$0.00	$2,490.82	$2,490.82	($1,145.78)	($1,145.78)
725718	$0.00	$1,673.23	$1,673.23	($769.69)	($769.69)
725719	$0.00	$1,793.78	$1,793.78	($825.14)	($825.14)
725720	$0.00	$3,046.03	$3,046.03	($1,401.17)	($1,401.17)
725721	$0.00	$1,671.83	$1,671.83	($769.04)	($769.04)
725722	$0.00	$1,888.89	$1,888.89	($868.89)	($868.89)
725723	$0.00	$2,770.39	$2,770.39	($1,274.38)	($1,274.38)
725724	$0.00	$2,424.42	$2,424.42	($1,115.23)	($1,115.23)
725725	$0.00	$2,068.76	$2,068.76	($951.63)	($951.63)
725726	$0.00	$2,152.94	$2,152.94	($990.35)	($990.35)
725727	$0.00	$2,038.78	$2,038.78	($937.84)	($937.84)
725728	$0.00	$2,393.52	$2,393.52	($1,101.02)	($1,101.02)
725729	$0.00	$986.16	$986.16	($453.63)	($453.63)
725730	$0.00	$1,688.33	$1,688.33	($776.63)	($776.63)
725731	$0.00	$2,131.40	$2,131.40	($980.44)	($980.44)
725732	$0.00	$2,910.14	$2,910.14	($1,338.66)	($1,338.66)
725733	$0.00	$3,174.49	$3,174.49	($1,460.27)	($1,460.27)
725734	$0.00	$2,406.00	$2,406.00	($1,106.76)	($1,106.76)
725735	$0.00	$1,925.42	$1,925.42	($885.69)	($885.69)
725736	$0.00	$2,756.63	$2,756.63	($1,268.05)	($1,268.05)
725737	$0.00	$2,903.17	$2,903.17	($1,335.46)	($1,335.46)
725738	$0.00	$1,777.04	$1,777.04	($817.44)	($817.44)
725739	$0.00	$0.00	$0.00	$0.00	$0.00
725740	$0.00	$2,694.55	$2,694.55	($1,239.49)	($1,239.49)
725741	$0.00	$1,971.69	$1,971.69	($906.98)	($906.98)
725742	$0.00	$2,718.51	$2,718.51	($1,250.51)	($1,250.51)
725743	$0.00	$0.00	$0.00	$0.00	$0.00
725744	$0.00	$0.00	$0.00	$0.00	$0.00
980737	$0.00	$3,022.59	$3,022.59	($1,390.39)	($1,390.39)
725746	$0.00	$2,443.51	$2,443.51	($1,124.01)	($1,124.01)
725747	$0.00	$2,831.22	$2,831.22	($1,302.36)	($1,302.36)
725748	$0.00	$3,014.07	$3,014.07	($1,386.47)	($1,386.47)
725749	$0.00	$0.00	$0.00	$0.00	$0.00
717579	$0.00	$1,701.57	$1,701.57	($782.72)	($782.72)
717580	$0.00	$2,372.61	$2,372.61	($1,091.40)	($1,091.40)
717581	$0.00	$1,883.27	$1,883.27	($866.30)	($866.30)
717582	$0.00	$2,103.87	$2,103.87	($967.78)	($967.78)
717583	$0.00	$2,569.99	$2,569.99	($1,182.20)	($1,182.20)
717584	$0.00	$1,521.01	$1,521.01	($699.66)	($699.66)
717585	$0.00	$2,053.74	$2,053.74	($944.72)	($944.72)
717586	$0.00	$2,341.67	$2,341.67	($1,077.17)	($1,077.17)
717587	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717588	$0.00	$1,542.58	$1,542.58	($709.59)	($709.59)
717589	$0.00	$2,217.94	$2,217.94	($1,020.25)	($1,020.25)
717590	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717591	$0.00	$1,978.42	$1,978.42	($910.07)	($910.07)
717592	$0.00	$2,378.99	$2,378.99	($1,094.34)	($1,094.34)
717593	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717594	$0.00	$2,519.60	$2,519.60	($1,159.02)	($1,159.02)
717595	$0.00	$2,617.63	$2,617.63	($1,204.11)	($1,204.11)
717596	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717597	$0.00	$1,813.25	$1,813.25	($834.10)	($834.10)
717598	$0.00	$1,537.42	$1,537.42	($707.21)	($707.21)
717599	$0.00	$2,349.24	$2,349.24	($1,080.65)	($1,080.65)
717600	$0.00	$2,067.70	$2,067.70	($951.14)	($951.14)
717601	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717602	$0.00	$1,725.63	$1,725.63	($793.79)	($793.79)
717603	$0.00	$2,240.81	$2,240.81	($1,030.77)	($1,030.77)
717604	$0.00	$0.00	$0.00	$0.00	$0.00
717605	$0.00	$2,424.82	$2,424.82	($1,115.42)	($1,115.42)
717606	$0.00	$1,568.78	$1,568.78	($721.64)	($721.64)
717607	$0.00	$1,855.65	$1,855.65	($853.60)	($853.60)
717608	$0.00	$1,529.61	$1,529.61	($703.62)	($703.62)
717609	$0.00	$2,065.81	$2,065.81	($950.27)	($950.27)
717610	$0.00	$1,897.84	$1,897.84	($873.01)	($873.01)
717611	$0.00	$1,970.29	$1,970.29	($906.33)	($906.33)
717612	$0.00	$1,538.62	$1,538.62	($707.77)	($707.77)
717613	$0.00	$2,762.45	$2,762.45	($1,270.73)	($1,270.73)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
717614	$0.00	$2,623.45	$2,623.45	($1,206.79)	($1,206.79)
717615	$0.00	$1,547.71	$1,547.71	($711.95)	($711.95)
717616	$0.00	$1,924.89	$1,924.89	($885.45)	($885.45)
717617	$0.00	$1,787.66	$1,787.66	($822.32)	($822.32)
717618	$0.00	$2,012.52	$2,012.52	($925.76)	($925.76)
717619	$0.00	$1,985.67	$1,985.67	($913.41)	($913.41)
717620	$0.00	$1,884.20	$1,884.20	($866.73)	($866.73)
717621	$0.00	$1,985.67	$1,985.67	($913.41)	($913.41)
717622	$0.00	$1,591.84	$1,591.84	($732.25)	($732.25)
717623	$0.00	$1,589.70	$1,589.70	($731.26)	($731.26)
717624	$0.00	$1,856.54	$1,856.54	($854.01)	($854.01)
717625	$0.00	$2,021.76	$2,021.76	($930.01)	($930.01)
717626	$0.00	$1,756.31	$1,756.31	($807.90)	($807.90)
717627	$0.00	$2,191.97	$2,191.97	($1,008.31)	($1,008.31)
717628	$0.00	$2,598.47	$2,598.47	($1,195.30)	($1,195.30)
717629	$0.00	$1,931.90	$1,931.90	($888.67)	($888.67)
717630	$0.00	$2,380.88	$2,380.88	($1,095.20)	($1,095.20)
717631	$0.00	$2,093.86	$2,093.86	($963.18)	($963.18)
717632	$0.00	$1,891.14	$1,891.14	($869.92)	($869.92)
717633	$0.00	$2,390.07	$2,390.07	($1,099.43)	($1,099.43)
717634	$0.00	$2,000.46	$2,000.46	($920.21)	($920.21)
717635	$0.00	$2,380.92	$2,380.92	($1,095.22)	($1,095.22)
717636	$0.00	$0.00	$0.00	$0.00	$0.00
717637	$0.00	$1,595.43	$1,595.43	($733.90)	($733.90)
717638	$0.00	$0.00	$0.00	$0.00	$0.00
717639	$0.00	$2,370.16	$2,370.16	($1,090.27)	($1,090.27)
717640	$0.00	$1,874.46	$1,874.46	($862.25)	($862.25)
717641	$0.00	$2,172.21	$2,172.21	($999.22)	($999.22)
717642	$0.00	$1,905.45	$1,905.45	($876.51)	($876.51)
717643	$0.00	$0.00	$0.00	$0.00	$0.00
717644	$0.00	$1,541.17	$1,541.17	($708.94)	($708.94)
717645	$0.00	$1,638.85	$1,638.85	($753.87)	($753.87)
717646	$0.00	$1,565.38	$1,565.38	($720.07)	($720.07)
717647	$0.00	$2,350.84	$2,350.84	($1,081.39)	($1,081.39)
717648	$0.00	$1,527.22	$1,527.22	($702.52)	($702.52)
717649	$0.00	$1,968.22	$1,968.22	($905.38)	($905.38)
717650	$0.00	$1,565.38	$1,565.38	($720.07)	($720.07)
717651	$0.00	$1,859.01	$1,859.01	($855.14)	($855.14)
717652	$0.00	$1,965.03	$1,965.03	($903.91)	($903.91)
717653	$0.00	$1,279.72	$1,279.72	($588.67)	($588.67)
717654	$0.00	$1,521.01	$1,521.01	($699.66)	($699.66)
717655	$0.00	$2,344.62	$2,344.62	($1,078.53)	($1,078.53)
717656	$0.00	$2,360.39	$2,360.39	($1,085.78)	($1,085.78)
717657	$0.00	$1,701.64	$1,701.64	($782.75)	($782.75)
717658	$0.00	$0.00	$0.00	$0.00	$0.00
717659	$0.00	$2,346.16	$2,346.16	($1,079.23)	($1,079.23)
717660	$0.00	$1,881.44	$1,881.44	($865.46)	($865.46)
717661	$0.00	$2,374.79	$2,374.79	($1,092.40)	($1,092.40)
717662	$0.00	$1,916.63	$1,916.63	($881.65)	($881.65)
717663	$0.00	$2,460.19	$2,460.19	($1,131.69)	($1,131.69)
717664	$0.00	$1,980.97	$1,980.97	($911.25)	($911.25)
717665	$0.00	$1,930.11	$1,930.11	($887.85)	($887.85)
717666	$0.00	$1,670.26	$1,670.26	($768.32)	($768.32)
717667	$0.00	$1,975.95	$1,975.95	($908.94)	($908.94)
717668	$0.00	$2,065.22	$2,065.22	($950.00)	PREPAID
717669	$0.00	$1,397.61	$1,397.61	($642.90)	($642.90)
717670	$0.00	$2,384.13	$2,384.13	($1,096.70)	($1,096.70)
717671	$0.00	$2,380.52	$2,380.52	($1,095.04)	($1,095.04)
717672	$0.00	$1,638.85	$1,638.85	($753.87)	($753.87)
717673	$0.00	$2,198.50	$2,198.50	($1,011.31)	($1,011.31)
717674	$0.00	$2,313.42	$2,313.42	($1,064.17)	($1,064.17)
717675	$0.00	$1,642.84	$1,642.84	($755.71)	($755.71)
717676	$0.00	$2,070.89	$2,070.89	($952.61)	($952.61)
717677	$0.00	$2,002.82	$2,002.82	($921.30)	($921.30)
717678	$0.00	$1,929.52	$1,929.52	($887.58)	($887.58)
717679	$0.00	$2,355.01	$2,355.01	($1,083.30)	($1,083.30)
717680	$0.00	$2,628.08	$2,628.08	($1,208.92)	($1,208.92)
717681	$0.00	$1,976.25	$1,976.25	($909.08)	($909.08)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
717682	$0.00	$1,551.85	$1,551.85	($713.85)	($713.85)
717683	$0.00	$2,682.24	$2,682.24	($1,233.83)	($1,233.83)
717684	$0.00	$2,464.14	$2,464.14	($1,133.50)	($1,133.50)
717685	$0.00	$1,586.03	$1,586.03	($729.57)	($729.57)
717686	$0.00	$1,547.46	$1,547.46	($711.83)	($711.83)
717687	$0.00	$2,015.31	$2,015.31	($927.04)	($927.04)
717688	$0.00	$2,077.74	$2,077.74	($955.76)	($955.76)
717689	$0.00	$1,990.85	$1,990.85	($915.79)	($915.79)
717690	$0.00	$1,781.80	$1,781.80	($819.63)	($819.63)
717691	$0.00	$1,930.15	$1,930.15	($887.87)	($887.87)
717692	$0.00	$1,269.31	$1,269.31	($583.88)	($583.88)
717693	$0.00	$2,767.71	$2,767.71	($1,273.15)	($1,273.15)
717694	$0.00	$2,387.32	$2,387.32	($1,098.17)	($1,098.17)
717695	$0.00	$1,475.27	$1,475.27	($678.62)	($678.62)
717696	$0.00	$2,040.81	$2,040.81	($938.77)	($938.77)
717697	$0.00	$2,927.38	$2,927.38	($1,346.59)	($1,346.59)
717698	$0.00	$1,606.74	$1,606.74	($739.10)	($739.10)
717699	$0.00	$1,560.36	$1,560.36	($717.77)	($717.77)
717700	$0.00	$2,080.55	$2,080.55	($957.05)	($957.05)
717701	$0.00	$1,562.47	$1,562.47	($718.74)	($718.74)
717702	$0.00	$1,528.26	$1,528.26	($703.00)	($703.00)
717703	$0.00	$1,964.80	$1,964.80	($903.81)	($903.81)
717704	$0.00	$2,071.74	$2,071.74	($953.00)	($953.00)
717705	$0.00	$1,564.90	$1,564.90	($719.85)	($719.85)
717706	$0.00	$1,766.87	$1,766.87	($812.76)	($812.76)
717707	$0.00	$2,063.26	$2,063.26	($949.10)	($949.10)
717708	$0.00	$1,967.74	$1,967.74	($905.16)	($905.16)
717709	$0.00	$2,351.52	$2,351.52	($1,081.70)	($1,081.70)
717710	$0.00	$1,526.74	$1,526.74	($702.30)	($702.30)
717711	$0.00	$1,559.81	$1,559.81	($717.51)	($717.51)
717712	$0.00	$1,480.05	$1,480.05	($680.82)	($680.82)
717713	$0.00	$2,048.06	$2,048.06	($942.11)	($942.11)
717714	$0.00	$2,594.08	$2,594.08	($1,193.28)	($1,193.28)
717715	$0.00	$2,532.20	$2,532.20	($1,164.81)	($1,164.81)
717716	$0.00	$2,073.35	$2,073.35	($953.74)	($953.74)
717717	$0.00	$2,036.90	$2,036.90	($936.97)	($936.97)
717718	$0.00	$1,974.74	$1,974.74	($908.38)	($908.38)
717719	$0.00	$1,335.20	$1,335.20	($614.19)	PREPAID
717720	$0.00	$2,007.85	$2,007.85	($923.61)	($923.61)
717721	$0.00	$2,211.21	$2,211.21	($1,017.16)	($1,017.16)
717722	$0.00	$2,031.01	$2,031.01	($934.26)	($934.26)
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	$2,092.27	$2,092.27	($962.44)	($962.44)
717726	$0.00	$2,447.68	$2,447.68	($1,125.93)	($1,125.93)
717727	$0.00	$0.00	$0.00	$0.00	$0.00
717728	$0.00	$2,092.46	$2,092.46	($962.53)	($962.53)
717729	$0.00	$1,718.52	$1,718.52	($790.52)	($790.52)
717730	$0.00	$2,003.63	$2,003.63	($921.67)	($921.67)
717731	$0.00	$2,190.43	$2,190.43	($1,007.60)	($1,007.60)
Total	**$0.00**	**$1,000,811.38**	**$1,000,811.38**	**($460,373.23)**	**($458,809.04)**

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 – 2023-24

Appendix G
Assessment Roll Summary - Improvement Area #3
2023-24

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	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757668	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757667	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757666	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757665	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757664	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757663	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757662	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757661	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757660	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757659	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757658	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757657	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757656	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757655	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757654	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757653	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757652	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757651	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757650	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757649	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757648	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757647	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757646	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757645	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757644	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757643	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757642	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757641	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757640	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757639	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757638	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757637	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757636	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757635	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757634	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757633	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757632	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757631	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757630	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757629	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757628	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757627	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757626	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757625	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757624	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757623	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757622	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757621	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757620	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757619	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757618	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757617	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757616	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757615	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757614	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757613	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757612	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757611	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757610	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757609	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757608	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757607	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757606	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757605	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757604	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757603	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757602	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757601	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757600	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757599	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757598	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757597	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757596	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757595	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757594	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757593	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757592	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757591	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757590	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757589	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
757588	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757587	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757586	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757585	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757584	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757583	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757582	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757581	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757580	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757579	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757578	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757577	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757576	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757575	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757574	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757573	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757572	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757571	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757570	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757569	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757568	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757567	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757566	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757565	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757564	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757563	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757562	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757561	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757560	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757559	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757558	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757557	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757556	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757555	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757554	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757553	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757552	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757551	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757550	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757549	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757548	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757547	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757546	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757545	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757544	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757543	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757542	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757541	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757540	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757539	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757538	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757537	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757536	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757535	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757534	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757533	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757532	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757531	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
982616	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982615	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982657	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982637	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982654	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982648	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982631	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982635	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982636	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982640	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982641	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982643	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982644	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982645	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982628	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982629	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982630	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982623	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982624	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982625	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982650	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982647	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982655	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982653	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982660	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982700	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982701	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982685	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
982612	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982649	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982619	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982659	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982611	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982618	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982620	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982664	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982613	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982639	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982642	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982633	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982634	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982646	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982683	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982652	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982638	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982621	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982626	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982656	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982627	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982661	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982684	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982651	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982614	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982658	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982663	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982686	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982687	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982688	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982689	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982690	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982691	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982692	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982693	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982694	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982695	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982696	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982697	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982698	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982699	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982662	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982665	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982666	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982667	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982668	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982669	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982670	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982671	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982672	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982673	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982674	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982675	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982676	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982677	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982678	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982679	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982680	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982681	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982682	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982622	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
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**	**$5,135,000.00**	**$153,000.00**	**$169,331.26**	**$20,675.00**	**$28,900.00**	**$371,906.26**

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 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:	08/15/2023
Agenda Item #:	5. E.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0815202303 Approving Certain Project Expenditures for TIRZ Six; Providing a Severability Clause; and Providing an Effective Date.**

DESCRIPTION:

On August 15, 2023, the Tax Increment Reinvestment Zone (TIRZ) Six Board approved Resolution No. 0815202301T6, 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 (FY) 2022-2023. Funds will be disbursed to the Rudman Tract Public Improvement District not to exceed $161,607.20 as identified in Exhibit A in FY 2023-2024.

BUDGET IMPACT:

Not applicable.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0815202303

Rudman PID 2023-2024 SAP

TOWN OF LITTLE ELM, TEXAS

RESOLUTION NO. 0815202303

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 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 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 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 Number 0815202301T6** on August 15, 2023, the certain expenditures of the Incremental Tax Revenues Collected for fiscal year 2022-2023 to be disbursed to **Rudman Tract Public Improvement District (PID) not to exceed $161,607.20** 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 2022-2023 to be disbursed to **Rudman Tract PID** not to exceed **$161,607.20** 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 15th DAY OF AUGUST 2023.

_____
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	2023-2024 Estimated TIRZ Credit
Phase One	$156,874.03
Major Improvement Area	$ 4,733.17
Total	**$161,607.20**

Exhibit A

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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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 2023-24 (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 2023-24.

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 #2 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 20, 2023.

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 20, 2023.

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 (2017-2029)

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]
2017-2023	$3,477,105	$642,515	$1,460,816
2024	$468,334	$134,422	$736,827
2025	$629,907	$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
2029	$625,270	$263,989	$634,305
Total	**$9,018,346**	**$2,452,701**	**$7,025,818**

1 – Assessment years ending 2017 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2025 through 2029 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Town, greater than 95 percent of the total building permits expected to be issued within Phase #1 of the PID have been issued as of June 30, 2023. Pursuant to Section 4 (a)(vi) of the PID Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

According to the Town, no building permits have been issued within the Phase #2 Major Improvement Area of the PID as of June 30, 2023.

See Appendix C for 2023 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-three (23) 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 6.88 percent per annum for 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

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 $6,710,848, which represents the Phase #1 reimbursement amount for 2023-24. 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 2023-24 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2023-24

Description	Total
Interest through September 1, 2024	$461,908
Principal due by September 1, 2024	$135,000
Subtotal debt service on Phase #1 Reimbursement Agreement	*$596,908*
Administrative Expenses	$33,300
Subtotal Expenses	$630,208
Available TIRZ Credit	($156,874)
Available Administrative Expense account	($5,000)
Subtotal funds available	($161,874)
Annual Installments	**$468,334**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of $461,908, which equal interest on the outstanding Assessments balance of $6,710,848 for one year and an effective interest rate of 6.88 percent. Annual Installments to be collected include a principal amount of $135,000. As a result, total principal and interest due for the Phase #1 Assessments in 2023-24 is estimated to be equal to $596,908.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be $33,300.

Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$3,000
Administrator	$25,000
Auditor	$2,000
Contingency	$3,300
Total	**$33,300**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2022 in the total amount of $156,874 that are available to be used as TIRZ Credit in 2023-24 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, 2023 as shown in Appendix D-2.

Available Administrative Expense Account

As of June 30, 2023, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 Annual Installment for 2023-24.

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, 2023, 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 2023-24 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $2,462.69 (i.e. $596,908 ÷ 242.38 = $2,462.69). The net Administrative Expenses to be collected from each unit will be $116.76 (i.e. ($33,300 - $5,000) ÷ 242.38 = $116.76). As a result, the total Annual Installment to be collected from each unit within the PID will be $2,579.45 (i.e. $2,462.69 + $116.76 = $2,579.45).

The Annual Installment due to be collected from each Land Use Class in Phase #1 of the PID for 2023-24 is shown in Table II-E-1 below.

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)	$2,579.45	1.00	$2,579.45
Lot Type 2 (50' Lot)	$2,579.45	0.83	$2,140.95

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 2023-24 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-three (23) 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 6.88 percent per annum for 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

The total outstanding cost of Phase #2 Major Improvements submitted by the Developer to the Town as of August 5, 2020 is $1,366,073. The outstanding principal balance on the Phase #2 Major Improvements Assessments is $1,320,000, which represents the Phase #2 reimbursement amount for 2023-24. 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 2023-24 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2023-24

Description	Total
Interest through September 1, 2024	$90,856
Principal due on September 1, 2024	$20,000
Subtotal debt service on Phase #2 Major Improvements Reimbursement Agreement	*$110,856*
Administrative Expenses	$33,300
Subtotal Expenses	$144,156
Available TIRZ Credit	($4,733)
Available Administrative Expense account	($5,000)
Subtotal funds available	($9,733)
Annual Installments	**$134,422**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of $90,856, which equal interest on the outstanding Assessments balance of $1,320,000 for one year and an effective interest rate of 6.88 percent. Annual Installments to be collected include a principal amount of $20,000. As a result, total principal and interest due for the Phase #2 Major Improvements Assessments in 2023-24 is estimated to be equal to $110,856.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be $33,300.

Table II-F-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$3,000
Administrator	$25,000
Auditor	$2,000
Contingency	$3,300
Total	**$33,300**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2022 in the total amount of $4,733 that are available to be used as TIRZ Credit in 2023-24 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, 2023, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Major Improvement Annual Installment for 2023-24.

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 $584.22 (i.e. $110,856 ÷ 189.75 = $584.22). The net Administrative Expenses to be collected from each unit will be $149.14 (i.e. ($33,300 - $5,000) ÷ 189.75 = $149.14). As a result, the total Annual Installment to be collected from each unit within the PID will be $733.36 (i.e. $584.22+ $149.14 = $733.36).

The Phase #2 Major Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2023-24 is shown in II-G-1 below.

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)	$733.36	1.00	$733.36
Lot Type 2 (50' Lot)	$733.36	0.87	$638.03

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 2023-24 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, of which twenty-eight (28) 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 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

The outstanding principal balance on the Phase #2 Direct Improvements Assessments is $9,155,000, which represents the Phase #2 Direct Improvements reimbursement amount for 2023-24. 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 2023-24 as shown by Table II-H-1 on the following page.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2023-24

Description	Total
Interest through September 1, 2024	$698,527
Principal due on September 1, 2024	$5,000
Subtotal debt service on Phase #2 Direct Improvements Reimbursement Agreement	*$703,527*
Administrative Expenses	$33,300
Subtotal Expenses	$736,827
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$736,827**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of $698,527, which equal interest on the outstanding Assessments balance of $9,155,000 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 2023-24 is estimated to be equal to $703,527.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be $33,300.

Table II-H-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$3,000
Administrator	$25,000
Auditor	$2,000
Contingency	$3,300
Total	**$33,300**

Available Administrative Expense Account

As of June 30, 2023, the balance in the Administrative Expense Account was $140,485. The available balance is anticipated to be used for future administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the 2023-24 Annual Installment.

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 $3,707.65 (i.e. $703,527 ÷ 189.75 = $3,707.65). The net Administrative Expenses to be collected from each unit will be $175.49 (i.e. $33,300 ÷ 189.75 = $175.49). As a result, the total Annual Installment to be collected from each unit within the PID will be $3,883.14 (i.e. $3,707.65 + $175.49 = $3,883.14).

The Phase #2 Direct Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2023-24 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)	$3,883.14	1.00	$3,883.14
Lot Type 2 (50' Lot)	$3,883.14	0.87	$3,378.33

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 2023-24 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, 2023, 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, 2023, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Major Improvements Assessment.

Phase #2 Direct Improvements

As of June 30, 2023, 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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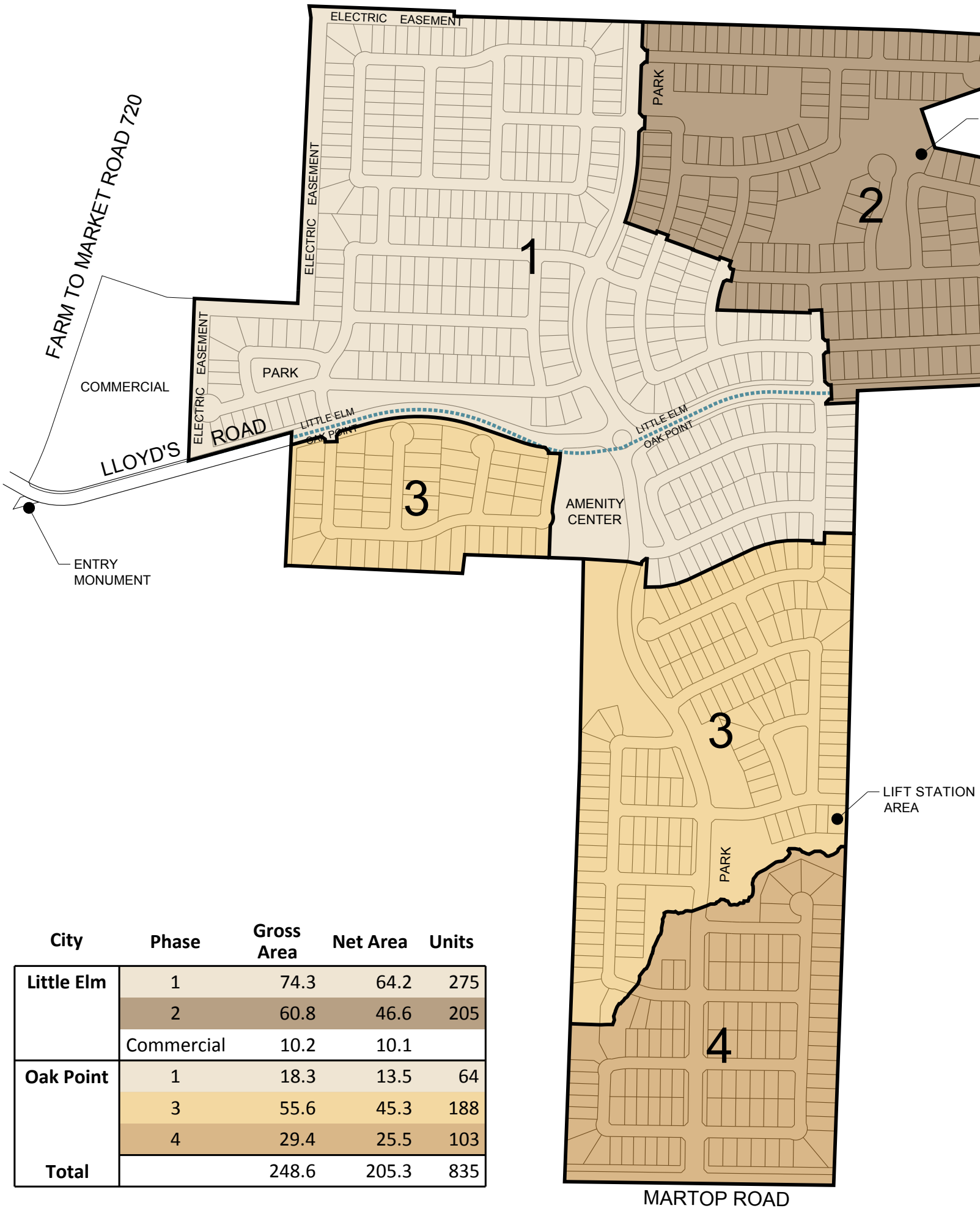
APPENDIX A
PID MAP



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

Phase 1 Prepaid Parcels

Parcel	EU	Ph. 1	Date Received
749022	1.00	$29,151.94	April 2021
TOTAL	**1.00**	**$29,151.94**	

Phase 2 Prepaid Parcels

Parcel	EU	Ph. 2 (MI)	Ph. 2 (Direct)	Total	Date Received
TOTAL	**0.00**	**$0.00**		**$0.00**	

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C

Rudman Tract PID

2023 Certified Assessed Value

Phase	2023 Value[1]
All Parcels	$147,489,241.00
Total	**$147,489,241.00**

1 - Reflects the 2023 certified net taxable values per DCAD records as of 7/26/2023

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY - 2023-24

Appendix D-1
Phase #1 Assessment Roll Summary - 2023-24

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
748987	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($859.82)	$1,719.64
748988	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($881.08)	$1,698.37
748989	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($871.50)	$1,707.95
748990	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($897.70)	$1,681.75
748991	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($972.92)	$1,606.53
748992	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($970.36)	$1,609.10
748993	1	0.5	$13,843.65	$278.49	$952.86	$58.38	($450.39)	$839.33
958868		0.5	$13,843.65	$278.49	$952.86	$58.38	($374.18)	$915.55
748994	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($919.61)	$1,659.84
748995	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($793.67)	$1,785.78
748996	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($865.01)	$1,714.44
748997	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($930.03)	$1,649.42
748998	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($767.95)	$1,811.50
748999	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,006.81)	$1,572.64
749000	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($113.72)	$2,465.73
749001	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($848.48)	$1,730.98
749002	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($791.50)	$1,787.95
749003	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($963.47)	$1,615.98
749004	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($969.09)	$1,610.36
749005	1	0.5	$13,843.65	$278.49	$952.86	$58.38	($485.66)	$804.07
1004259		0.5	$13,843.65	$278.49	$952.86	$58.38	$0.00	$1,289.73
749006	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($735.65)	$1,843.81
749007	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749008	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749009	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749010	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749011	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($381.22)	$2,198.23
749012	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,003.04)	$1,576.42
749013	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($900.75)	$1,678.70
749014	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($903.52)	$1,675.93
749015	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($895.96)	$1,683.49
749016	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($730.01)	$1,849.44
749017	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($927.49)	$1,651.96
749018	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($921.39)	$1,658.07
749019	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($879.99)	$1,699.46
749020	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($850.37)	$1,729.09
749021	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
749022	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
749023	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($116.23)	$2,463.23
749024	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($101.69)	$2,039.25
749025	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749026	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749027	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749028	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749029	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749030	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
749031	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($92.24)	$2,048.70
749032	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($102.63)	$2,038.32
749033	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749034	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($485.48)	$2,093.97
749035	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($104.97)	$2,474.48
749036	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($101.63)	$2,477.82
749037	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($101.63)	$2,477.82
749038	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($780.68)	$1,798.78
749039	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($913.93)	$1,665.52
749040	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($790.42)	$1,350.53
749041	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($117.30)	$2,023.65
749042	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($629.58)	$1,511.36
749043	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($735.54)	$1,405.40
749044	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($198.19)	$1,942.76
749045	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($316.66)	$2,262.80
749046	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($196.03)	$2,383.42
749047	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749048	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749049	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749050	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757294	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($114.44)	$2,026.51
757293	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757292	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($789.84)	$1,351.11
757291	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($477.29)	$1,663.65
757290	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757289	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($761.33)	$1,379.61
757288	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($440.04)	$1,700.91
757287	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($875.97)	$1,264.97
757286	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($254.48)	$1,886.46
757285	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757284	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($818.72)	$1,322.23
757283	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($864.29)	$1,276.66
757282	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($851.05)	$1,289.90
757281	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($819.62)	$1,321.32
757280	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($867.36)	$1,273.59
757279	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757278	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($396.49)	$1,744.45
757277	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($520.49)	$2,058.96
757276	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($897.08)	$1,682.38
757275	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($206.51)	$1,934.44
757274	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($196.32)	$1,944.63
757273	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($380.57)	$1,760.38
757272	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($833.21)	$1,746.24
757271	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
757270	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($989.87)	$1,589.59
757269	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($714.41)	$1,865.04
757268	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($482.08)	$1,658.87
757267	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($545.63)	$1,595.31
757266	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($836.94)	$1,304.01

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757265	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($883.62)	$1,257.33
757264	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($788.00)	$1,352.94
757263	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($114.26)	$2,026.69
757262	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($475.42)	$1,665.53
757261	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($848.81)	$1,292.14
757260	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($251.67)	$1,889.28
757259	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($200.50)	$1,940.44
757258	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($335.85)	$1,805.09
757257	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($213.54)	$1,927.41
757256	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($833.17)	$1,307.78
757255	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($368.16)	$1,772.79
757254	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($712.85)	$1,428.09
757253	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($910.32)	$1,230.63
757252	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($110.86)	$2,030.09
757251	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($907.28)	$1,233.66
757250	1	0.415	$11,490.23	$231.15	$790.87	$48.45	($252.21)	$818.27
1007560		0.415	$11,490.23	$231.15	$790.87	$48.45	($224.73)	$845.74
757249	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($763.76)	$1,377.18
757248	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757247	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757246	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($245.41)	$1,895.53
757244	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,016.28)	$1,563.17
757243	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($998.56)	$1,580.90
757242	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($983.43)	$1,596.03
757241	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
757240	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757239	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($886.08)	$1,254.87
757238	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757237	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($380.22)	$1,760.73
757236	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($473.73)	$1,667.22
757235	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($924.57)	$1,216.37
757234	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($797.18)	$1,343.76
757233	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($935.40)	$1,205.54
757232	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($164.72)	$1,976.23
757231	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($303.92)	$1,837.03
757230	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($189.74)	$1,951.20
757229	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($439.13)	$1,701.82
757228	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($383.42)	$1,757.53
757227	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($378.62)	$1,762.32
757226	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($798.14)	$1,342.81
757225	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757224	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757223	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($1,020.98)	$1,119.97
757222	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($108.71)	$2,032.24
757221	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($829.91)	$1,311.03
757220	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($769.61)	$1,371.34
757219	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($305.69)	$1,835.25
757218	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($883.39)	$1,257.55
757217	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($115.33)	$2,025.61

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757216	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($989.57)	$1,589.88
757215	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($882.38)	$1,697.08
757214	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($375.24)	$2,204.21
757213	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($908.40)	$1,671.05
757212	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($904.68)	$1,674.77
757211	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($916.89)	$1,662.56
757210	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,006.48)	$1,572.97
757209	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($872.05)	$1,707.41
757208	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757207	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($862.83)	$1,278.11
757206	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($809.71)	$1,331.24
757205	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($796.02)	$1,344.93
757204	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($834.62)	$1,306.33
757203	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($846.05)	$1,294.90
757202	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($887.98)	$1,252.97
757201	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($851.05)	$1,289.90
757200	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($874.82)	$1,266.12
757199	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($388.50)	$1,752.45
757198	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($814.24)	$1,326.71
757197	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($606.96)	$1,533.99
757196	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($924.47)	$1,216.48
757195	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($719.98)	$1,420.97
757194	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($893.87)	$1,247.08
757193	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($716.13)	$1,424.82
757192	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($648.55)	$1,492.40
757191	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($517.36)	$1,623.59
757190	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($886.46)	$1,254.49
757189	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($242.55)	$1,898.40
757188	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($330.51)	$1,810.43
757187	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757186	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($979.71)	$1,161.24
757185	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($763.98)	$1,376.97
757184	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($658.69)	$1,482.26
757183	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($386.31)	$1,754.64
757182	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757181	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($386.41)	$1,754.54
757180	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($194.31)	$1,946.64
757179	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($430.15)	$1,710.79
757178	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($728.48)	$1,412.47
757177	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($260.23)	$1,880.72
757176	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($736.38)	$1,404.57
757175	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($672.79)	$1,468.16
757174	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($799.42)	$1,341.53
757173	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($869.82)	$1,271.12
757172	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($384.70)	$1,756.25
757171	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757170	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($782.34)	$1,358.61
757169	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($814.96)	$1,325.99
757168	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($776.67)	$1,364.28

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757167	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($808.44)	$1,332.50
757166	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($839.26)	$1,301.69
757165	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($537.95)	$1,603.00
757164	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($721.06)	$1,419.89
757163	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($724.75)	$1,416.19
757162	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($908.28)	$1,232.66
757161	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757160	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($231.91)	$1,909.04
757159	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($885.52)	$1,255.42
757158	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($884.26)	$1,256.69
757157	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($839.02)	$1,301.93
757156	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($868.82)	$1,272.12
757155	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($885.83)	$1,255.11
757154	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($541.61)	$1,599.33
757153	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($837.07)	$1,303.87
757152	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($311.48)	$1,829.46
757151	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($236.57)	$1,904.37
757150	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($100.98)	$2,039.97
757149	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($347.66)	$1,793.29
757148	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
757147	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757146	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($985.36)	$1,594.09
757145	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($982.67)	$1,596.78
757144	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($819.30)	$1,760.15
757143	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($181.48)	$2,397.98
757142	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($213.57)	$2,365.88
757141	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($918.77)	$1,660.68
757140	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($983.02)	$1,596.43
757139	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($900.24)	$1,679.22
757138	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($911.29)	$1,668.16
757137	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($771.23)	$1,808.22
757136	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($766.62)	$1,374.32
757135	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($164.72)	$1,976.23
757134	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($868.86)	$1,272.09
757133	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($519.45)	$1,621.50
757132	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($519.70)	$1,621.25
757131	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($372.76)	$1,768.18
757130	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($382.23)	$1,758.72
757129	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($59.57)	$2,081.38
757128	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($386.90)	$1,754.04
757127	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($623.60)	$1,517.34
757126	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($628.05)	$1,512.89
757125	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($766.69)	$1,374.25
757124	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($988.55)	$1,152.40
757122	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757121	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($962.96)	$1,616.50
757120	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($829.26)	$1,750.19
757119	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($937.94)	$1,641.51
757118	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($744.56)	$1,834.89

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757117	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($907.72)	$1,671.73
757116	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($927.49)	$1,651.96
757115	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757114	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757113	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757112	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($931.73)	$1,647.72
757111	1	0.1	$2,768.73	$55.70	$190.57	$11.68	($77.85)	$180.09
975256		0.9	$24,918.57	$501.28	$1,715.15	$105.08	$0.00	$2,321.51
757110	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757109	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($283.37)	$2,296.08
757108	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($756.87)	$1,822.59
757107	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($896.70)	$1,244.25
757106	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($780.45)	$1,360.50
757105	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($812.15)	$1,328.79
757104	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757103	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($752.10)	$1,388.85
757102	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($841.97)	$1,298.97
757101	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($757.99)	$1,382.96
757100	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($779.87)	$1,361.08
757099	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($959.61)	$1,181.33
757098	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($406.69)	$1,734.26
757097	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($826.13)	$1,314.81
757096	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($823.39)	$1,317.55
757095	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($829.78)	$1,311.17
757094	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757093	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($866.93)	$1,274.02
757092	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($468.90)	$1,672.05
757091	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($735.67)	$1,405.28
757090	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757089	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($219.67)	$1,921.27
757088	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($345.02)	$1,795.92
757087	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($640.23)	$1,500.72
757086	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($707.38)	$1,433.57
757085	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($370.39)	$1,770.56
757084	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($380.22)	$1,760.73
757083	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($915.57)	$1,225.38
757082	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($371.57)	$1,769.38
757081	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($181.78)	$1,959.16
757080	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($237.98)	$1,902.96
757079	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($438.18)	$1,702.76
757078	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($413.46)	$1,727.48
757077	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($100.26)	$2,040.69
757076	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($696.34)	$1,444.61
757075	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($903.42)	$1,237.53
757074	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($164.72)	$1,976.23
757073	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757072	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($192.38)	$1,948.57
757071	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757070	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($769.15)	$1,371.80

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
Total	**275**	**242.38**	**$6,710,848.06**	**$135,000.00**	**$461,907.67**	**$28,300.00**	**($156,874.03)**	**$468,333.65**

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 - 2023-24

Appendix D-2
TIRZ Credit Calculation - Phase #1
2023-24

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
748987	$2,866.05	$0.00	$2,866.05	($859.82)	($859.82)
748988	$2,936.93	$0.00	$2,936.93	($881.08)	($881.08)
748989	$2,905.00	$0.00	$2,905.00	($871.50)	($871.50)
748990	$2,992.33	$0.00	$2,992.33	($897.70)	($897.70)
748991	$3,243.07	$0.00	$3,243.07	($972.92)	($972.92)
748992	$3,234.52	$0.00	$3,234.52	($970.36)	($970.36)
748993	$1,501.31	$0.00	$1,501.31	($450.39)	($450.39)
958868	$1,247.27	$0.00	$1,247.27	($374.18)	($374.18)
748994	$3,065.36	$0.00	$3,065.36	($919.61)	($919.61)
748995	$2,645.58	$0.00	$2,645.58	($793.67)	($793.67)
748996	$2,883.37	$0.00	$2,883.37	($865.01)	($865.01)
748997	$3,100.10	$0.00	$3,100.10	($930.03)	($930.03)
748998	$2,559.83	$0.00	$2,559.83	($767.95)	($767.95)
748999	$3,356.03	$0.00	$3,356.03	($1,006.81)	($1,006.81)
749000	$379.07	$0.00	$379.07	($113.72)	($113.72)
749001	$2,828.25	$0.00	$2,828.25	($848.48)	($848.48)
749002	$2,638.34	$0.00	$2,638.34	($791.50)	($791.50)
749003	$3,211.57	$0.00	$3,211.57	($963.47)	($963.47)
749004	$3,230.30	$0.00	$3,230.30	($969.09)	($969.09)
749005	$1,618.86	$0.00	$1,618.86	($485.66)	($485.66)
1004259	$0.00	$0.00	$0.00	$0.00	$0.00
749006	$2,452.15	$0.00	$2,452.15	($735.65)	($735.65)
749007	$362.95	$0.00	$362.95	($108.89)	($108.89)
749008	$362.95	$0.00	$362.95	($108.89)	($108.89)
749009	$362.95	$0.00	$362.95	($108.89)	($108.89)
749010	$362.95	$0.00	$362.95	($108.89)	($108.89)
749011	$1,270.74	$0.00	$1,270.74	($381.22)	($381.22)
749012	$3,343.45	$0.00	$3,343.45	($1,003.04)	($1,003.04)
749013	$3,002.50	$0.00	$3,002.50	($900.75)	($900.75)
749014	$3,011.73	$0.00	$3,011.73	($903.52)	($903.52)
749015	$2,986.54	$0.00	$2,986.54	($895.96)	($895.96)
749016	$2,433.37	$0.00	$2,433.37	($730.01)	($730.01)
749017	$3,091.64	$0.00	$3,091.64	($927.49)	($927.49)
749018	$3,071.29	$0.00	$3,071.29	($921.39)	($921.39)
749019	$2,933.31	$0.00	$2,933.31	($879.99)	($879.99)
749020	$2,834.55	$0.00	$2,834.55	($850.37)	($850.37)
749021	$0.00	$0.00	$0.00	$0.00	$0.00
749022	$2,952.89	$0.00	$2,952.89	($885.87)	PREPAID
749023	$387.42	$0.00	$387.42	($116.23)	($116.23)
749024	$338.97	$0.00	$338.97	($101.69)	($101.69)
749025	$329.43	$0.00	$329.43	($98.83)	($98.83)
749026	$329.43	$0.00	$329.43	($98.83)	($98.83)
749027	$329.43	$0.00	$329.43	($98.83)	($98.83)
749028	$329.43	$0.00	$329.43	($98.83)	($98.83)
749029	$329.43	$0.00	$329.43	($98.83)	($98.83)
749030	$329.43	$0.00	$329.43	($98.83)	($98.83)
749031	$307.47	$0.00	$307.47	($92.24)	($92.24)
749032	$342.10	$0.00	$342.10	($102.63)	($102.63)
749033	$0.00	$0.00	$0.00	$0.00	$0.00
749034	$1,618.28	$0.00	$1,618.28	($485.48)	($485.48)
749035	$349.90	$0.00	$349.90	($104.97)	($104.97)
749036	$338.76	$0.00	$338.76	($101.63)	($101.63)
749037	$338.76	$0.00	$338.76	($101.63)	($101.63)
749038	$2,602.25	$0.00	$2,602.25	($780.68)	($780.68)
749039	$3,046.44	$0.00	$3,046.44	($913.93)	($913.93)
749040	$2,634.72	$0.00	$2,634.72	($790.42)	($790.42)
749041	$391.00	$0.00	$391.00	($117.30)	($117.30)
749042	$2,098.61	$0.00	$2,098.61	($629.58)	($629.58)

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
749043	$2,451.81	$0.00	$2,451.81	($735.54)	($735.54)
749044	$660.63	$0.00	$660.63	($198.19)	($198.19)
749045	$1,055.52	$0.00	$1,055.52	($316.66)	($316.66)
749046	$653.43	$0.00	$653.43	($196.03)	($196.03)
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	$381.45	$0.00	$381.45	($114.44)	($114.44)
757293	$329.43	$0.00	$329.43	($98.83)	($98.83)
757292	$2,632.80	$0.00	$2,632.80	($789.84)	($789.84)
757291	$1,590.98	$0.00	$1,590.98	($477.29)	($477.29)
757290	$329.43	$0.00	$329.43	($98.83)	($98.83)
757289	$2,537.77	$0.00	$2,537.77	($761.33)	($761.33)
757288	$1,466.80	$0.00	$1,466.80	($440.04)	($440.04)
757287	$2,919.91	$0.00	$2,919.91	($875.97)	($875.97)
757286	$848.27	$0.00	$848.27	($254.48)	($254.48)
757285	$0.00	$0.00	$0.00	$0.00	$0.00
757284	$2,729.06	$0.00	$2,729.06	($818.72)	($818.72)
757283	$2,880.95	$0.00	$2,880.95	($864.29)	($864.29)
757282	$2,836.82	$0.00	$2,836.82	($851.05)	($851.05)
757281	$2,732.08	$0.00	$2,732.08	($819.62)	($819.62)
757280	$2,891.20	$0.00	$2,891.20	($867.36)	($867.36)
757279	$0.00	$0.00	$0.00	$0.00	$0.00
757278	$1,321.64	$0.00	$1,321.64	($396.49)	($396.49)
757277	$1,734.97	$0.00	$1,734.97	($520.49)	($520.49)
757276	$2,990.25	$0.00	$2,990.25	($897.08)	($897.08)
757275	$688.35	$0.00	$688.35	($206.51)	($206.51)
757274	$654.40	$0.00	$654.40	($196.32)	($196.32)
757273	$1,268.55	$0.00	$1,268.55	($380.57)	($380.57)
757272	$2,777.36	$0.00	$2,777.36	($833.21)	($833.21)
757271	$0.00	$0.00	$0.00	$0.00	$0.00
757270	$3,299.55	$0.00	$3,299.55	($989.87)	($989.87)
757269	$2,381.36	$0.00	$2,381.36	($714.41)	($714.41)
757268	$1,606.93	$0.00	$1,606.93	($482.08)	($482.08)
757267	$1,818.77	$0.00	$1,818.77	($545.63)	($545.63)
757266	$2,789.79	$0.00	$2,789.79	($836.94)	($836.94)
757265	$2,945.39	$0.00	$2,945.39	($883.62)	($883.62)
757264	$2,626.68	$0.00	$2,626.68	($788.00)	($788.00)
757263	$380.86	$0.00	$380.86	($114.26)	($114.26)
757262	$1,584.73	$0.00	$1,584.73	($475.42)	($475.42)
757261	$2,829.36	$0.00	$2,829.36	($848.81)	($848.81)
757260	$838.89	$0.00	$838.89	($251.67)	($251.67)
757259	$668.34	$0.00	$668.34	($200.50)	($200.50)
757258	$1,119.51	$0.00	$1,119.51	($335.85)	($335.85)
757257	$711.79	$0.00	$711.79	($213.54)	($213.54)
757256	$2,777.23	$0.00	$2,777.23	($833.17)	($833.17)
757255	$1,227.20	$0.00	$1,227.20	($368.16)	($368.16)
757254	$2,376.17	$0.00	$2,376.17	($712.85)	($712.85)
757253	$3,034.39	$0.00	$3,034.39	($910.32)	($910.32)
757252	$369.52	$0.00	$369.52	($110.86)	($110.86)
757251	$3,024.27	$0.00	$3,024.27	($907.28)	($907.28)
757250	$840.69	$0.00	$840.69	($252.21)	($252.21)
1007560	$749.11	$0.00	$749.11	($224.73)	($224.73)
757249	$2,545.88	$0.00	$2,545.88	($763.76)	($763.76)
757248	$329.43	$0.00	$329.43	($98.83)	($98.83)
757247	$329.43	$0.00	$329.43	($98.83)	($98.83)
757246	$818.04	$0.00	$818.04	($245.41)	($245.41)
757244	$3,387.60	$0.00	$3,387.60	($1,016.28)	($1,016.28)
757243	$3,328.52	$0.00	$3,328.52	($998.56)	($998.56)
757242	$3,278.09	$0.00	$3,278.09	($983.43)	($983.43)
757241	$0.00	$0.00	$0.00	$0.00	$0.00

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
757240	$0.00	$0.00	$0.00	$0.00	$0.00
757239	$2,953.59	$0.00	$2,953.59	($886.08)	($886.08)
757238	$329.43	$0.00	$329.43	($98.83)	($98.83)
757237	$1,267.39	$0.00	$1,267.39	($380.22)	($380.22)
757236	$1,579.10	$0.00	$1,579.10	($473.73)	($473.73)
757235	$3,081.91	$0.00	$3,081.91	($924.57)	($924.57)
757234	$2,657.28	$0.00	$2,657.28	($797.18)	($797.18)
757233	$3,118.01	$0.00	$3,118.01	($935.40)	($935.40)
757232	$549.05	$0.00	$549.05	($164.72)	($164.72)
757231	$1,013.06	$0.00	$1,013.06	($303.92)	($303.92)
757230	$632.48	$0.00	$632.48	($189.74)	($189.74)
757229	$1,463.75	$0.00	$1,463.75	($439.13)	($439.13)
757228	$1,278.05	$0.00	$1,278.05	($383.42)	($383.42)
757227	$1,262.07	$0.00	$1,262.07	($378.62)	($378.62)
757226	$2,660.45	$0.00	$2,660.45	($798.14)	($798.14)
757225	$0.00	$0.00	$0.00	$0.00	$0.00
757224	$0.00	$0.00	$0.00	$0.00	$0.00
757223	$3,403.26	$0.00	$3,403.26	($1,020.98)	($1,020.98)
757222	$362.36	$0.00	$362.36	($108.71)	($108.71)
757221	$2,766.37	$0.00	$2,766.37	($829.91)	($829.91)
757220	$2,565.35	$0.00	$2,565.35	($769.61)	($769.61)
757219	$1,018.97	$0.00	$1,018.97	($305.69)	($305.69)
757218	$2,944.64	$0.00	$2,944.64	($883.39)	($883.39)
757217	$384.44	$0.00	$384.44	($115.33)	($115.33)
757216	$3,298.58	$0.00	$3,298.58	($989.57)	($989.57)
757215	$2,941.25	$0.00	$2,941.25	($882.38)	($882.38)
757214	$1,250.81	$0.00	$1,250.81	($375.24)	($375.24)
757213	$3,028.01	$0.00	$3,028.01	($908.40)	($908.40)
757212	$3,015.60	$0.00	$3,015.60	($904.68)	($904.68)
757211	$3,056.31	$0.00	$3,056.31	($916.89)	($916.89)
757210	$3,354.94	$0.00	$3,354.94	($1,006.48)	($1,006.48)
757209	$2,906.82	$0.00	$2,906.82	($872.05)	($872.05)
757208	$0.00	$0.00	$0.00	$0.00	$0.00
757207	$2,876.11	$0.00	$2,876.11	($862.83)	($862.83)
757206	$2,699.02	$0.00	$2,699.02	($809.71)	($809.71)
757205	$2,653.40	$0.00	$2,653.40	($796.02)	($796.02)
757204	$2,782.06	$0.00	$2,782.06	($834.62)	($834.62)
757203	$2,820.16	$0.00	$2,820.16	($846.05)	($846.05)
757202	$2,959.93	$0.00	$2,959.93	($887.98)	($887.98)
757201	$2,836.82	$0.00	$2,836.82	($851.05)	($851.05)
757200	$2,916.08	$0.00	$2,916.08	($874.82)	($874.82)
757199	$1,294.99	$0.00	$1,294.99	($388.50)	($388.50)
757198	$2,714.13	$0.00	$2,714.13	($814.24)	($814.24)
757197	$2,023.20	$0.00	$2,023.20	($606.96)	($606.96)
757196	$3,081.56	$0.00	$3,081.56	($924.47)	($924.47)
757195	$2,399.92	$0.00	$2,399.92	($719.98)	($719.98)
757194	$2,979.55	$0.00	$2,979.55	($893.87)	($893.87)
757193	$2,387.09	$0.00	$2,387.09	($716.13)	($716.13)
757192	$2,161.82	$0.00	$2,161.82	($648.55)	($648.55)
757191	$1,724.52	$0.00	$1,724.52	($517.36)	($517.36)
757190	$2,954.86	$0.00	$2,954.86	($886.46)	($886.46)
757189	$808.50	$0.00	$808.50	($242.55)	($242.55)
757188	$1,101.71	$0.00	$1,101.71	($330.51)	($330.51)
757187	$329.43	$0.00	$329.43	($98.83)	($98.83)
757186	$3,265.69	$0.00	$3,265.69	($979.71)	($979.71)
757185	$2,546.60	$0.00	$2,546.60	($763.98)	($763.98)
757184	$2,195.62	$0.00	$2,195.62	($658.69)	($658.69)
757183	$1,287.70	$0.00	$1,287.70	($386.31)	($386.31)
757182	$329.43	$0.00	$329.43	($98.83)	($98.83)
757181	$1,288.03	$0.00	$1,288.03	($386.41)	($386.41)
757180	$647.69	$0.00	$647.69	($194.31)	($194.31)
757179	$1,433.84	$0.00	$1,433.84	($430.15)	($430.15)

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
757178	$2,428.26	$0.00	$2,428.26	($728.48)	($728.48)
757177	$867.42	$0.00	$867.42	($260.23)	($260.23)
757176	$2,454.60	$0.00	$2,454.60	($736.38)	($736.38)
757175	$2,242.63	$0.00	$2,242.63	($672.79)	($672.79)
757174	$2,664.72	$0.00	$2,664.72	($799.42)	($799.42)
757173	$2,899.41	$0.00	$2,899.41	($869.82)	($869.82)
757172	$1,282.33	$0.00	$1,282.33	($384.70)	($384.70)
757171	$0.00	$0.00	$0.00	$0.00	$0.00
757170	$2,607.79	$0.00	$2,607.79	($782.34)	($782.34)
757169	$2,716.53	$0.00	$2,716.53	($814.96)	($814.96)
757168	$2,588.89	$0.00	$2,588.89	($776.67)	($776.67)
757167	$2,694.81	$0.00	$2,694.81	($808.44)	($808.44)
757166	$2,797.53	$0.00	$2,797.53	($839.26)	($839.26)
757165	$1,793.16	$0.00	$1,793.16	($537.95)	($537.95)
757164	$2,403.52	$0.00	$2,403.52	($721.06)	($721.06)
757163	$2,415.84	$0.00	$2,415.84	($724.75)	($724.75)
757162	$3,027.61	$0.00	$3,027.61	($908.28)	($908.28)
757161	$329.43	$0.00	$329.43	($98.83)	($98.83)
757160	$773.02	$0.00	$773.02	($231.91)	($231.91)
757159	$2,951.74	$0.00	$2,951.74	($885.52)	($885.52)
757158	$2,947.52	$0.00	$2,947.52	($884.26)	($884.26)
757157	$2,796.72	$0.00	$2,796.72	($839.02)	($839.02)
757156	$2,896.07	$0.00	$2,896.07	($868.82)	($868.82)
757155	$2,952.78	$0.00	$2,952.78	($885.83)	($885.83)
757154	$1,805.37	$0.00	$1,805.37	($541.61)	($541.61)
757153	$2,790.24	$0.00	$2,790.24	($837.07)	($837.07)
757152	$1,038.28	$0.00	$1,038.28	($311.48)	($311.48)
757151	$788.57	$0.00	$788.57	($236.57)	($236.57)
757150	$336.59	$0.00	$336.59	($100.98)	($100.98)
757149	$1,158.85	$0.00	$1,158.85	($347.66)	($347.66)
757148	$0.00	$0.00	$0.00	$0.00	$0.00
757147	$362.95	$0.00	$362.95	($108.89)	($108.89)
757146	$3,284.54	$0.00	$3,284.54	($985.36)	($985.36)
757145	$3,275.56	$0.00	$3,275.56	($982.67)	($982.67)
757144	$2,731.00	$0.00	$2,731.00	($819.30)	($819.30)
757143	$604.92	$0.00	$604.92	($181.48)	($181.48)
757142	$711.91	$0.00	$711.91	($213.57)	($213.57)
757141	$3,062.56	$0.00	$3,062.56	($918.77)	($918.77)
757140	$3,276.73	$0.00	$3,276.73	($983.02)	($983.02)
757139	$3,000.79	$0.00	$3,000.79	($900.24)	($900.24)
757138	$3,037.64	$0.00	$3,037.64	($911.29)	($911.29)
757137	$2,570.77	$0.00	$2,570.77	($771.23)	($771.23)
757136	$2,555.41	$0.00	$2,555.41	($766.62)	($766.62)
757135	$549.05	$0.00	$549.05	($164.72)	($164.72)
757134	$2,896.19	$0.00	$2,896.19	($868.86)	($868.86)
757133	$1,731.49	$0.00	$1,731.49	($519.45)	($519.45)
757132	$1,732.32	$0.00	$1,732.32	($519.70)	($519.70)
757131	$1,242.54	$0.00	$1,242.54	($372.76)	($372.76)
757130	$1,274.10	$0.00	$1,274.10	($382.23)	($382.23)
757129	$198.55	$0.00	$198.55	($59.57)	($59.57)
757128	$1,289.68	$0.00	$1,289.68	($386.90)	($386.90)
757127	$2,078.67	$0.00	$2,078.67	($623.60)	($623.60)
757126	$2,093.51	$0.00	$2,093.51	($628.05)	($628.05)
757125	$2,555.64	$0.00	$2,555.64	($766.69)	($766.69)
757124	$3,295.15	$0.00	$3,295.15	($988.55)	($988.55)
757122	$0.00	$0.00	$0.00	$0.00	$0.00
757121	$3,209.85	$0.00	$3,209.85	($962.96)	($962.96)
757120	$2,764.20	$0.00	$2,764.20	($829.26)	($829.26)
757119	$3,126.46	$0.00	$3,126.46	($937.94)	($937.94)
757118	$2,481.86	$0.00	$2,481.86	($744.56)	($744.56)
757117	$3,025.73	$0.00	$3,025.73	($907.72)	($907.72)
757116	$3,091.63	$0.00	$3,091.63	($927.49)	($927.49)

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
757115	$362.95	$0.00	$362.95	($108.89)	($108.89)
757114	$362.95	$0.00	$362.95	($108.89)	($108.89)
757113	$362.95	$0.00	$362.95	($108.89)	($108.89)
757112	$3,105.76	$0.00	$3,105.76	($931.73)	($931.73)
757111	$259.51	$0.00	$259.51	($77.85)	($77.85)
975256	$0.00	$0.00	$0.00	$0.00	$0.00
757110	$362.95	$0.00	$362.95	($108.89)	($108.89)
757109	$944.58	$0.00	$944.58	($283.37)	($283.37)
757108	$2,522.89	$0.00	$2,522.89	($756.87)	($756.87)
757107	$2,989.00	$0.00	$2,989.00	($896.70)	($896.70)
757106	$2,601.49	$0.00	$2,601.49	($780.45)	($780.45)
757105	$2,707.18	$0.00	$2,707.18	($812.15)	($812.15)
757104	$0.00	$0.00	$0.00	$0.00	$0.00
757103	$2,507.00	$0.00	$2,507.00	($752.10)	($752.10)
757102	$2,806.57	$0.00	$2,806.57	($841.97)	($841.97)
757101	$2,526.62	$0.00	$2,526.62	($757.99)	($757.99)
757100	$2,599.55	$0.00	$2,599.55	($779.87)	($779.87)
757099	$3,198.71	$0.00	$3,198.71	($959.61)	($959.61)
757098	$1,355.63	$0.00	$1,355.63	($406.69)	($406.69)
757097	$2,753.77	$0.00	$2,753.77	($826.13)	($826.13)
757096	$2,744.64	$0.00	$2,744.64	($823.39)	($823.39)
757095	$2,765.92	$0.00	$2,765.92	($829.78)	($829.78)
757094	$0.00	$0.00	$0.00	$0.00	$0.00
757093	$2,889.75	$0.00	$2,889.75	($866.93)	($866.93)
757092	$1,562.99	$0.00	$1,562.99	($468.90)	($468.90)
757091	$2,452.23	$0.00	$2,452.23	($735.67)	($735.67)
757090	$0.00	$0.00	$0.00	$0.00	$0.00
757089	$732.24	$0.00	$732.24	($219.67)	($219.67)
757088	$1,150.07	$0.00	$1,150.07	($345.02)	($345.02)
757087	$2,134.10	$0.00	$2,134.10	($640.23)	($640.23)
757086	$2,357.92	$0.00	$2,357.92	($707.38)	($707.38)
757085	$1,234.62	$0.00	$1,234.62	($370.39)	($370.39)
757084	$1,267.39	$0.00	$1,267.39	($380.22)	($380.22)
757083	$3,051.90	$0.00	$3,051.90	($915.57)	($915.57)
757082	$1,238.56	$0.00	$1,238.56	($371.57)	($371.57)
757081	$605.94	$0.00	$605.94	($181.78)	($181.78)
757080	$793.27	$0.00	$793.27	($237.98)	($237.98)
757079	$1,460.61	$0.00	$1,460.61	($438.18)	($438.18)
757078	$1,378.21	$0.00	$1,378.21	($413.46)	($413.46)
757077	$334.20	$0.00	$334.20	($100.26)	($100.26)
757076	$2,321.13	$0.00	$2,321.13	($696.34)	($696.34)
757075	$3,011.40	$0.00	$3,011.40	($903.42)	($903.42)
757074	$549.05	$0.00	$549.05	($164.72)	($164.72)
757073	$329.43	$0.00	$329.43	($98.83)	($98.83)
757072	$641.26	$0.00	$641.26	($192.38)	($192.38)
757071	$329.43	$0.00	$329.43	($98.83)	($98.83)
757070	$2,563.83	$0.00	$2,563.83	($769.15)	($769.15)
Total	**$525,866.31**	**$0.00**	**$525,866.31**	**($157,759.89)**	**($156,874.03)**

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2023-24

Appendix E-1

2023-24 Phase #2 Major Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
698873	189.75	$1,320,000.00	$20,000.00	$90,855.60	$28,300.00	($4,733.17)	$134,422.43
Total	**189.75**	**$1,320,000.00**	**$20,000.00**	**$90,855.60**	**$28,300.00**	**($4,733.17)**	**$134,422.43**

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2023-24

Appendix E-2
TIRZ Credit Calculation - Phase #2
2023-24

Property ID (PIDN)	Town Taxes Collected (2022)[1]	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
698873	$15,777.24	$0.00	$15,777.24	($4,733.17)	($4,733.17)
Total	**$15,777.24**	**$0.00**	**$15,777.24**	**($4,733.17)**	**($4,733.17)**

APPENDIX F
PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2023-24

Appendix F

2023-24 Phase #2 Direct Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
698873	189.75	$9,155,000.00	$5,000.00	$698,526.50	$33,300.00	$736,826.50
Total	**189.75**	**$9,155,000.00**	**$5,000.00**	**$698,526.50**	**$33,300.00**	**$736,826.50**

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:	08/15/2023
Agenda Item #:	5. F.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Doug Peach, Deputy Town Manager

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0815202304 Approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2023 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs that reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Resolution was Passed in Accordance with the requirements of the Texas Open Meetings Act; Adopting a Savings Clause; Declaring an Effective Date; and Requiring Delivery of this Resolution to the Company and ACSC's Legal Counsel.**

DESCRIPTION:

The Town, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about March 31, 2023, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2022, entitled it to additional system-wide revenues of $165.9 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $156.1 million, $113.8 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $130.9 million instead of the claimed $156.1 million.

After several settlement meetings, the parties have agreed to settle the case for $142 million. This is a reduction of $23.9 million to the Company's initial request. This includes payment of ACSC's expenses. The settlement also includes an additional $19.5 million for the securitization regulatory asset expenses related to Winter Storm Uri. This was previously approved by the Texas Legislature and Railroad Commission. The Effective Date for new rates is October 1, 2023. ACSC members should take action approving the Resolution/Ordinance before September 30, 2023.

The impact of the settlement on average residential rates is an increase of $6.47 on a monthly basis, or 7.31%. The increase for average commercial usage will be $24.72 or 5.19%.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0815202304

Average Bill

Pension Benchmark

Tariffs

RESOLUTION NO. 0815202304

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2023 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the Town of Little Elm, Texas ("Town") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the Town is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the Town in a rate ordinance in 2018; and

WHEREAS, on about March 1, 2023, Atmos Mid-Tex filed its 2023 RRM rate request with ACSC Cities based on a test year ending December 31, 2022; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2023 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $142 million on a system-wide basis with an Effective Date of October 1, 2023; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications; and

WHEREAS, the RRM Tariff includes Securitization Interest Regulatory Asset amount of $19.5 million;

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the Town Council finds that the settled amount of an increase in revenues of $142 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2023 RRM filing, is in the public interest, and is consistent with the Town's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $142 on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2023 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the Town Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after September 30, 2023.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 15th DAY OF AUGUST, 2023.

_____
Curtis J. Cornelious, Mayor

ATTEST:

_____
Caitlan Biggs, Town Secretary

APPROVED AS TO FORM:

_____
Robert Brown, Town Attorney

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2022

Line No.	Description								Current	Proposed	Change Amount	Change Percent
	(a)								(b)	(c)	(d)	(e)
1	**Rate R @ 43.6 Ccf**											
2	Customer charge								$ 21.55			
3	Consumption charge	43.6		CCF	X	$	0.36223	=	15.79			
4	Rider GCR Part A	43.6		CCF	X	$	0.63625	=	27.74			
5	Rider GCR Part B	43.6		CCF	X	$	0.41732	=	18.20			
6	Subtotal								$ 83.28			
7	Rider FF & Rider TAX		$	83.28	X		0.06237	=	5.19			
8	Total								$ 88.47			
9												
10	Customer charge									$ 22.25		
11	Consumption charge	43.6		CCF	X	$	0.48567	=		21.18		
12	Rider GCR Part A	43.6		CCF	X	$	0.63625	=		27.74		
13	Rider GCR Part B	43.6		CCF	X	$	0.41732	=		18.20		
14	Subtotal									$ 89.37		
15	Rider FF & Rider TAX		$	89.37	X		0.06237	=		5.57		
16	Total									$ 94.94	$ 6.47	7.31%
17												

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2022

Line No.	Description								Current	Proposed	Change Amount	Change Percent
	(a)								(b)	(c)	(d)	(e)
18	**Rate C @ 356.6 Ccf**											
19	Customer charge								$ 63.50			
20	Consumption charge	356.6		CCF	X	$	0.14137	=	50.41			
21	Rider GCR Part A	356.6		CCF	X	$	0.63625	=	226.86			
22	Rider GCR Part B	356.6		CCF	X	$	0.30202	=	107.69			
23	Subtotal								$ 448.46			
24	Rider FF & Rider TAX		$	448.46	X		0.06237	=	27.97			
25	Total								$ 476.43			
26												
27	Customer charge									$ 72.00		
28	Consumption charge	356.6		CCF	X	$	0.18280	=		65.18		
29	Rider GCR Part A	356.6		CCF	X	$	0.63625	=		226.86		
30	Rider GCR Part B	356.6		CCF	X	$	0.30202	=		107.69		
31	Subtotal									$ 471.73		
32	Rider FF & Rider TAX		$	471.73	X		0.06237	=		29.42		
33	Total									$ 501.15	$ 24.72	5.19%
34												

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2022

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
35	**Rate I @ 1720 MMBTU**										
36	Customer charge							$ 1,204.50			
37	Consumption charge	1,500	MMBTU	X	$	0.4939	=	740.85			
38	Consumption charge	220	MMBTU	X	$	0.3617	=	79.64			
39	Consumption charge	0	MMBTU	X	$	0.0776	=	-			
40	Rider GCR Part A	1,720	MMBTU	X	$	6.2134	=	10,688.12			
41	Rider GCR Part B	1,720	MMBTU	X	$	0.6267	=	1,078.08			
42	Subtotal							$ 13,791.19			
43	Rider FF & Rider TAX		$13,791.19	X		0.06237	=	860.17			
44	Total							$ 14,651.36			
45											
46	Customer charge								$ 1,382.00		
47	Consumption charge	1,500	MMBTU	X	$	0.7484	=		1,122.62		
48	Consumption charge	220	MMBTU	X	$	0.5963	=		131.30		
49	Consumption charge	0	MMBTU	X	$	0.2693	=		-		
50	Rider GCR Part A	1,720	MMBTU	X	$	6.2134	=		10,688.12		
51	Rider GCR Part B	1,720	MMBTU	X	$	0.6267	=		1,078.08		
52	Subtotal								$ 14,402.12		
53	Rider FF & Rider TAX		$14,402.12	X		0.06237	=		898.28		
54	Total								$ 15,300.40	$ 649.04	4.43%
55											

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2022

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
56	**Rate T @ 4720 MMBTU**										
57	Customer charge							$ 1,204.50			
58	Consumption charge	1,500	MMBTU	X	$	0.4939	=	740.85			
59	Consumption charge	3,220	MMBTU	X	$	0.3617	=	1,164.50			
60	Consumption charge	0	MMBTU	X	$	0.0776	=	-			
61	Rider GCR Part B	4,720	MMBTU	X	$	0.6267	=	2,957.85			
62	Subtotal							$ 6,067.70			
63	Rider FF & Rider TAX		$ 6,067.70	X		0.06237	=	378.45			
64	Total							$ 6,446.15			
65											
66	Customer charge								$ 1,382.00		
67	Consumption charge	1,500	MMBTU	X	$	0.5684	=		852.60		
68	Consumption charge	3,220	MMBTU	X	$	0.4163	=		1,340.29		
69	Consumption charge	0	MMBTU	X	$	0.0893	=		-		
70	Rider GCR Part B	4,720	MMBTU	X	$	0.6267	=		2,957.85		
71	Subtotal								$ 6,532.74		
72	Rider FF & Rider TAX		$ 6,532.74	X		0.06237	=		407.45		
73	Total								$ 6,940.19	$ 494.04	7.66%

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2022

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2023 Willis Towers Watson Report as adjusted (1) (2) (3)	$ 1,434,339	$ (518,336)	$ 2,336,419	$ (2,678,818)	$ 267,917	
2	Allocation Factor	44.92%	44.92%	78.74%	78.74%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 644,336	$ (232,848)	$ 1,839,667	$ (2,109,267)	$ 267,917	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 644,336	$ (232,848)	$ 1,839,667	$ (2,109,267)	$ 267,917	$ 409,804
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	78.60%	78.60%	39.63%	39.63%	11.00%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	$ 506,464		$ 729,006			$ 1,235,469
11	Total Post-Employment Benefit Plan		$ (183,024)		$ (835,840)		(1,018,864)
12	Total Supplemental Executive Benefit Plan					$ 29,471	29,471
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 506,464	$ (183,024)	$ 729,006	$ (835,840)	$ 29,471	$ 246,076

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 22.25 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 22.30 per month
Commodity Charge – All Ccf	$0.48567 per Ccf [2]

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2023.
[2]The commodity charge includes the base rate amount of $0.46724 per Ccf and Securitization Regulatory Asset amounts related to financing costs in the amount of $0.01843 per Ccf until recovered.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 72.00 per month
Rider CEE Surcharge	($ 0.02) per month[1]
Total Customer Charge	$ 71.98 per month
Commodity Charge – All Ccf	$ 0.18280 per Ccf [2]

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at *mdtx.plantprotection*@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2023.
[2]The commodity charge includes the base rate amount of $0.16437 per Ccf and Securitization Regulatory Asset amounts related to financing costs in the amount of $0.01843 per Ccf until recovered.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,382.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.7484 per MMBtu[1]
Next 3,500 MMBtu	$ 0.5963 per MMBtu[1]
All MMBtu over 5,000 MMBtu	$ 0.2693 per MMBtu[1]

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees

[1] The tiered commodity charges include the base rate amounts of $0.5684, $0.4163, and $0.0893 per MMBtu, respectively, plus Securitization Regulatory Asset amounts related to financing costs in the amount of $0.1800 per MMBtu until recovered.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at *mdtx.plantprotection*@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,382.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.5684 per MMBtu
Next 3,500 MMBtu	$ 0.4163 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0893 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

Bl_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2023**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.51	0.1415	88.91	0.7010
Austin	8.87	0.1213	213.30	0.7986
Dallas	12.54	0.2007	185.00	0.9984
Waco	8.81	0.1325	125.26	0.7313
Wichita Falls	10.36	0.1379	122.10	0.6083

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Date:	08/15/2023
Agenda Item #:	5. G.
Department:	Administrative Services
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Doug Peach, Deputy Town Manager

AGENDA ITEM:

Consider Action to Approve **Resolution No. 0815202305 Recommending Appointing of Voting Director of Highway 380 Municipal Management District No. 1, Commonly Known as Union Park.**

DESCRIPTION:

At its July 18, 2023, regular Town Council meeting, the Town Council discussed the process for appointing a resident of the Highway 380 Municipal Management District No. 1, commonly known as Union Park to the Board of Directors. The Town Council recommended that this appointment follow the same process as all other boards and commissions.

The Town opened the application for interested individuals on Monday, July 24, and closed it on Monday, August 5. One application was received from Hannah Wallace. The Interview Committee interviewed her and is recommending her for appointment to the board.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Resolution No. 0815202305

RESOLUTION NO. 0815202305

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS RECOMMENDING APPOINTMENT OF VOTING DIRECTOR OF HIGHWAY 380 MUNICIPAL MANAGEMENT DISTRICT NO. 1, A CONSERVATION AND RECLAMATION DISTRICT LOCATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF LITTLE ELM, TEXAS

WHEREAS, Highway 380 Municipal Management District No. 1 (the "District") was heretofore duly created pursuant to Senate Bill 1878, 83rd Texas Legislature, Regular Session, codified at Chapter 3920, Texas Special District Local Laws Code, effective June 14, 2013 (the "Act"), as a conservation and reclamation district created under and essential to accomplish the purposes of Article III, Section 52, and Article XVI, Section 59, Texas Constitution and Chapter 3920, Texas Special District Local Laws Code, and operating pursuant to Chapters 49, Texas Water Code, as amended, and Chapter 375, Texas Administrative Code, as amended; and

WHEREAS, pursuant to Section 375.066, Texas Local Government Code, a vacancy in the office of director of a municipal management district shall be filled by the remaining members of the board for the unexpired term; and

WHEREAS, there is currently is or will be a vacancy on the Board of a Directors of the District (the "Board") with a term expiring June 1, 2025; and

WHEREAS, the Town of Little Elm, Texas (the "Town"), hereby recommends Hannah Wallace to fill the vacancy on the Board; and

WHEREAS, the Town desires that the Board appoint Hannah Wallace to serve as a director on the Board for the remainder of the term expiring June 1, 2025; and

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

SECTION 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. That the Town Council of the Town hereby specifically gives its written approval of Hannah Wallace as a recommendation to serve as a voting director of the District and requests that the Board appoint Hannah Wallace to fill the vacancy on the Board and serve for the remainder of the term expiring June 1, 2025.

[Execution Page Follows]

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on this 15th day of August, 2023.

Curtis J. Cornelious, Mayor
Town of Little Elm, Texas

ATTEST:

Caitlan Biggs, Town Secretary
Town of Little Elm, Texas

(CITY SEAL)

Date:	08/15/2023
Agenda Item #:	5. H.
Department:	Economic Development Corporation
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Actin to Approve the **Third Amendment to Chapter 380 Economic Development Agreement between the Town of Little Elm and H-E-B, LP.**

DESCRIPTION:

Details of the amended changes are as follows:

Project Development Condition:

HEB will satisfy the **"Project Development Condition"** if HEB (i) acquires the Property, (ii) obtains a final recorded plat of the Property if required by applicable law, and (iii) commences construction of the Project on or before **June 1, 2029**. Previous deadline was **June 1, 2027.**

New Road Construction Condition:

HEB will satisfy the **"New Road Construction Condition"** if (i) HEB designs and constructs the entire width of the New Road at the intersection of the New Road and FM 720 within New Road Right-of-Way (ROW) which shall have been acquired by the Town, and also a portion of the northern one-half of the New Road; (ii) upon completion of the Northern Half, HEB dedicates the Northern Half to the Town; and (iii) upon completion of the Northern Half, HEB assigns to the Town any contractor warranties related to the construction of the Northern Half that are assignable.The Town' new deadline to **acquire the entire New Road ROW** is prior to **May 17, 2025.**

HEB has shared that the Little Elm location is in the cue for consideration and should have an update regarding construction in the next two years.

BUDGET IMPACT:

Currently, the budget impact on this item is unknown as the Town is going to condemnation on te necessary Right-of-Way. The cost will be determined in court at a later date.

RECOMMENDED ACTION:

Staff recommends approval.

Date:	08/15/2023
Agenda Item #:	5. I.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1716 Approving the 2023-2024 Annual Service Plan Update for the Lakeside Estates Public Improvement District Number 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 PID 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 2023-2024. 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 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1716

Staff Report Lakeside Estates PID No. 2

TOWN OF LITTLE ELM

ORDINANCE NO. 1716

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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1716** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 Annual Service Plan Update for the **Lakeside Estates Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2018 Certified TAV	$10,377,427
2023 Certified TAV	$118,077,195

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, 2023

Phase	Total Lots to be Developed	Completed Homes	Percent Complete
Phase #1	214	214	100%
Total	**214**	**214**	**100%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Phase #1	$4,270,000	24 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance No. 1716

ATTACHMENTS
Ordinance No. 1716
Exhibit A – Lakeside Estates Public Improvement District Annual Service Plan
(Assessment Year 9/1/2023-8/31/2024)

EXHIBIT A

LAKESIDE ESTATES
PUBLIC IMPROVEMENT DISTRICT NO. 2

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

LAKESIDE ESTATES
PUBLIC IMPROVEMENT DISTRICT NO.2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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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 2023-24 (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 2023-24.

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 (2019-2029)

Assessment Year ending 09/01	Projected Annual Installments
2019-2023	$1,805,684
2024	$371,638
2025	$372,954
2026	$368,508
2027	$369,078
2028	$369,415
2029	$373,943
Total	**$4,031,220**

1 – Assessment Years ending 2019-2023 represent actual Annual Installments billed. Assessment Year ending 2024 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2025-2029 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 June 30, 2023, there are 213 individual property owners out of the 214 Parcels within the PID.

See Appendix C for preliminary 2023 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-four (24) 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 4.95 percent per annum for 2023-24. 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 (5.45 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2023-24

Description	Series 2017 Bonds
Interest payment on March 1, 2024	$105,195
Interest payment on September 1, 2024	$105,195
Principal payment on September 1, 2024	$100,000
Subtotal debt service on bonds	*$310,390*
Administrative Expenses	$50,000
Excess Interest for Prepayment & Delinquency Reserves	$21,248
Subtotal Expenses	*$381,638*
Available Reserve Fund Income	($10,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($10,000)*
Annual Installments	**$371,638**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $105,195 and on September 1, 2024 in the amount of $105,195, which equal interest on the outstanding Assessments balance of $4,249,603 for six months each and an effective interest rate of 4.95 percent. Annual Installments to be collected include a principal amount of $100,000 due on September 1, 2024. As a result, total principal and interest due for the Series 2017 Bonds in 2023-24 is estimated to be $310,390.

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 2023-24 are estimated to be $50,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$7,000
Administrator	$24,000
Trustee	$8,000
Auditor	$6,000
Contingency	$5,000
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 $21,248, which equals 0.5 percent interest on the outstanding Assessments balance of $4,249,603.

Available Reserve Fund Income

As of June 30, 2023, the balance in the Reserve Fund was $324,904, which exceeds the Bond Reserve Requirement of $311,900. As a result, a proportional $10,000 in excess reserve funds is anticipated to be available to pay a portion of the debt service due for Assessment Year ending September 1, 2024.

Available Capitalized Interest Account

As of June 30, 2023, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the Annual Installment.

Available Administrative Expense Account

As of June 30, 2023, the balance in the Administrative Expense Fund was $36,723. 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 2023-24 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. As of June 30, 2023, one unit has prepaid their Assessment in full resulting in 1.00 residential unit being prepaid. As a result, 213 residential units will be billed for the 2023-24 Annual Installment. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each unit will be $1,510.04 (i.e. [$310,390 + $21,248 - $10,000 = $321,638] ÷ 213 = $1,510.04). The Administrative Expenses to be collected from each unit will be $234.74 (i.e. $50,000 ÷ 213 = $234.74). As a result, the total Annual Installment to be collected from each unit within the PID will be $1,744.78 (i.e. $1,510.04 + $234.74 = $1,744.78).

The Annual Installment due to be collected from each Land Use Class in the PID for 2023-24 is shown in II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Land Use Class	Annual Installment Per Unit
60 Ft	$1,744.78

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 2023-24 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

According to the Trustee, one (1) Parcel has prepaid their Assessment in full as of June 30, 2023.

See Appendix D for additional details regarding Assessment prepayments.

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
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
729736	11/10/22	$20,397.20	Full
Total		**$20,397.20**	

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C

Lakeside Estates Public Improvement District

2023 Certified Assessed Value

Parcels	2023 Certified Assessed Value[1]
All Parcels	$118,077,195.00
Total	**$118,077,195.00**

1 - Reflects the 2023 certified net taxable values per DCAD records.

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2023-24

Appendix D

Assessment Roll Summary - 2023-24

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729627	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729628	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729629	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729630	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729631	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729632	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729633	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729634	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729635	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729636	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729637	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729638	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729639	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729640	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729641	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729642	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729643	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729644	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729645	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729646	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729647	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729648	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729649	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729650	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729651	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729652	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729653	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729654	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729655	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729656	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729657	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729658	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729659	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729661	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729662	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729663	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729664	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729665	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729666	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729667	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729668	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729669	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729670	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729671	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729672	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729673	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729674	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729675	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729676	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729677	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729678	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729679	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729681	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729682	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729683	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729684	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729685	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729686	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729687	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729688	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729689	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729690	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729691	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729692	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729693	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729694	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729695	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729696	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729697	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729698	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729699	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729700	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729701	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729703	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729704	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729705	0.5	$9,975.59	$234.74	$470.40	$49.88	$117.37	$872.39
729706	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729707	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729708	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729709	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729710	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729711	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729712	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729713	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729714	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729715	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729716	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729717	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729718	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729719	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729720	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729721	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729722	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729723	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729724	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729725	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729726	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729727	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729728	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729729	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729730	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729731	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729732	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729733	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729734	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729735	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729736	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
729737	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729738	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729739	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729740	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729741	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729742	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729743	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729744	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729745	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729746	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729747	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729748	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729749	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729750	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729751	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729752	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729753	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729754	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729755	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729756	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729757	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729758	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
729760	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729761	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729762	0.5	$9,975.59	$234.74	$470.40	$49.88	$117.37	$872.39
729763	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729764	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729765	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729766	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729767	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729768	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729769	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729770	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729771	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729772	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729773	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729774	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729775	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729776	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729777	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729778	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729779	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729780	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729781	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729782	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729783	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729784	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729785	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729786	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729787	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729788	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729789	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729790	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729791	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729792	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729793	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729794	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729795	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729796	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729797	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729798	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729799	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729800	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729801	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729802	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729803	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729804	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78

Parcel	Estimated Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Total Annual Installments
729805	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729806	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729807	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729808	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729809	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729810	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729811	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729812	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729813	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729815	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729816	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729817	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729818	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729819	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729820	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729821	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729822	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729823	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729824	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729825	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729826	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729827	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729828	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729829	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729830	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729831	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729832	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729833	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729834	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729835	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729836	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729837	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729838	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729839	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729840	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729841	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729842	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729843	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729844	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729846	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729847	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729848	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729849	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729850	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
729851	1	$19,951.19	$469.48	$940.80	$99.76	$234.74	$1,744.78
989111	0.5	$9,975.59	$234.74	$470.40	$49.88	$117.37	$872.39
1016144	0.5	$9,975.59	$234.74	$470.40	$49.88	$117.37	$872.39
Total	**213**	**$4,249,602.80**	**$100,000.00**	**$200,390.17**	**$21,248.01**	**$50,000.00**	**$371,638.19**

APPENDIX E
PID ASSESSMENT NOTICE

APPENDIX E
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:	08/15/2023
Agenda Item #:	5. J.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1717 Approving the 2023-2024 Annual Service Plan Update for the Hillstone Pointe Public Improvement District Number 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 PID 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 2023-2024. 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 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1717

Staff Report Hillstone Pointe PID Number Two

Exhibit A Hillstone Pointe PID No. 2 2023-2024 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1717

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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1717** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 Annual Service Plan Update for the **Hillstone Pointe Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2018 Certified TAV	$12,119,847
2023 Certified TAV	$234,590,042

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**

Completed Homes as of June 30, 2023

Phase	Total Lots to be Developed	Completed Homes	Percent Complete
Phases #1-1A	337	337	100%
Phases #2-3	271	271	100%
Total	**608**	**608**	**100%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Phases #1-1A	$5,744,567	24 Years
Phases #2-3	$4,498,253	24 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1717

ATTACHMENTS
Ordinance No. 1717
Exhibit A – Hillstone Pointe Public Improvement District Annual Service Plan
(Assessment Year 9/1/2023-8/31/2024)

Exhibit A

HILLSTONE POINTE
PUBLIC IMPROVEMENT DISTRICT NO. 2

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

HILLSTONE POINTE
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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APPENDIX E – PHASES #2-3 ASSESSMENT ROLL – 2023-24

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 2023-24 (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 2023-24.

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 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.

Table II-B-1
Projected Annual Installments (2018-2029)

Assessment Year ending 09/01[1]	Phase #1-1A Projected Annual Installments	Phases #2-3 Major Improvement Area Projected Annual Installments
2018-23	$2,205,993	$1,456,192
2024	$476,319	$383,205
2025	$493,847	$383,272
2026	$500,166	$385,307
2027	$505,929	$392,070
2028	$511,135	$393,274
2029	$519,960	$399,207
Total	**$5,213,348**	**$3,792,528**

1 – Assessment Years ending 2018-2023 represent actual Annual Installments billed. Assessment Year ending 2024 represents projected Annual Installments to be billed and includes projected available fund credits, if any. Assessment Years 2025-2029 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 16, 2023, 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 19, 2023, all 271 residential lots within Phase #2-3 of the PID are owned by individual end users.

See Appendix C for preliminary 2023 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-four (24) 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 5.96 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 6.46 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

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 2023-24 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 2023-24

Description	Phase #1-1A Bonds
Interest payment on March 1, 2024	$171,048
Interest payment on September 1, 2024	$171,048
Principal payment on September 1, 2024	$75,000
Subtotal debt service on bonds	*$417,096*
Excess Interest for Prepayment and Delinquency Reserve	$28,723
Administrative Expenses	$40,500
Subtotal Expenses	*$486,319*
Available Reserve Fund income	($10,000)
Available Administrative Expense funds	$0
Subtotal funds available	*($10,000)*
Annual Installments	**$476,319**

Debt Service Payments

Annual installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $171,048 and September 1, 2024 in the amount of $171,048, which equal interest on the outstanding Phases #1-1A Assessments balance of $5,744,567 for six months each and an effective interest rate of 5.96 percent. Annual Installments to be collected include a principal amount of $75,000 due on September 1, 2024. As a result, total principal and interest for the Phases #1-1A Assessments in 2023-24 is estimated to be equal to $417,096.

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 2023-24 are estimated to be $40,500.

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Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,500
PID Administrator	$22,000
Trustee	$8,000
Auditor	$3,000
Contingency	$3,000
Total	**$40,500**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $28,723, which equals 0.5 percent interest on the outstanding Phase #1-1A Assessments balance of $5,744,567.

Available Reserve Fund Income

As of June 30, 2023, the balance in the Reserve Fund was $565,116, which exceeds the Bond Reserve Requirement of $545,900. As a result, a proportional $10,000 in excess reserve funds is anticipated to be available to pay a portion of the debt service due for Assessment Year ending September 1, 2024.

Available Administrative Expense Account

As of June 30, 2023, the balance in the Administrative Expense Fund was $41,196. The current balance is anticipated to be used for the payment of the current year administrative expenses. 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 299.40 total Equivalent Units are built within Phases #1-1A of the PID. As of June 30, 2023, two units have prepaid their Phases #1-1A Assessment in full resulting in 1.80 Equivalent Units being prepaid. As a result, 335 units representing 297.60 total Equivalent Units will be billed for the 2023-24 Annual Installment. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installments to be collected from each Equivalent Unit will be $1,464.44 (i.e. [$417,096

+ $28,723 - $10,000 = $435,819] ÷ 297.60 = $1,464.44). The net administrative expenses to be collected from each Equivalent Unit will be $136.09 (i.e. $40,500 ÷ 297.60 = $136.09). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #1-1A will be $1,600.53 (i.e. $1,464.44 + $136.09 = $1,600.53). 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 $1,600.53 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 2023-24 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	$1,600.53	1.00	$1,600.53
40 Ft	$1,600.53	0.80	$1,280.43

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 2023-24 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-four (24) 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 5.78 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 Phases #2-3 Bonds plus additional interest of one-half of one equal 6.28 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

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 2023-24 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phases #2-3 Annual Installments to be Collected for 2023-24

Description	Phases #2-3 Bonds
Interest payment on March 1, 2024	$130,107
Interest payment on September 1, 2024	$130,107
Principal payment on September 1, 2024	$60,000
Subtotal debt service on bonds	*$320,214*
Excess prepayment and delinquency reserve	$22,491
Administrative Expenses	$40,500
Subtotal Expenses	*$383,205*
Available Reserve Fund income	$0
Available Administrative Expense funds	$0
Subtotal funds available	*$0*
Annual Installments	**$383,205**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $130,107 and September 1, 2024 in the amount of $130,107, which equal interest on the outstanding Phases #2-3 Assessments balance of $4,498,253 for six months each and an effective interest rate of 5.78 percent. Annual Installments to be collected include a principal amount of $60,000 due on September 1, 2024. As a result, total principal and interest for the Phases #2-3 Assessments in 2023-24 is estimated to be equal to $320,214.

Administrative Expenses

Administrative expenses include the Town, Trustee, Administrator, Dissemination Agent, Auditor, and contingency. Table II-F-2 below, is the total Phases #2-3 Improvement administrative expenses to be collected for 2023-24 are estimated to be $40,500.

Table II-F-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,500
PID Administrator	$22,000
Trustee	$8,000
Auditor	$3,000
Contingency	$3,000
Total	**$40,500**

Available Reserve Fund Income

As of June 30, 2023, 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 2023-24 Annual Installment.

Available Administrative Expense Account

As of June 30, 2023, the available balance in the Administrative Expense Fund was $27,517. The current balance is anticipated to be used for the payment of current year administrative expenses and contingency through January 31, 2024. 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 233.60 total Equivalent Units are built within Phases #2-3 of the PID. As of June 30, 2023, one unit has prepaid their Phases #1-1A Assessment in full resulting in 1.00 Equivalent Units being prepaid. As a result, 270 units representing 232.60 total Equivalent Units will be billed for the 2023-24 Annual Installment. Accordingly, the net principal, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $1,473.37 (i.e. [$320,214 + $22,491 = $342,705] ÷ 232.60 = $1,473.37). The Administrative Expenses to be collected from each Equivalent Unit will be $174.12 (i.e. $40,500 ÷ 232.60 = $174.12). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #2-3 will be $1,647.49 (i.e. $1,473.37 + $174.12 = $1,647.49). 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 $1,647.49 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 2023-24 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	$1,647.49	1.00	$1,647.49
40 Ft	$1,647.49	0.80	$1,317.99

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 2023-24 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 2023-24.

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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 2023-24 Phases #1-1A Assessment Roll Summary and the 2023-24 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.

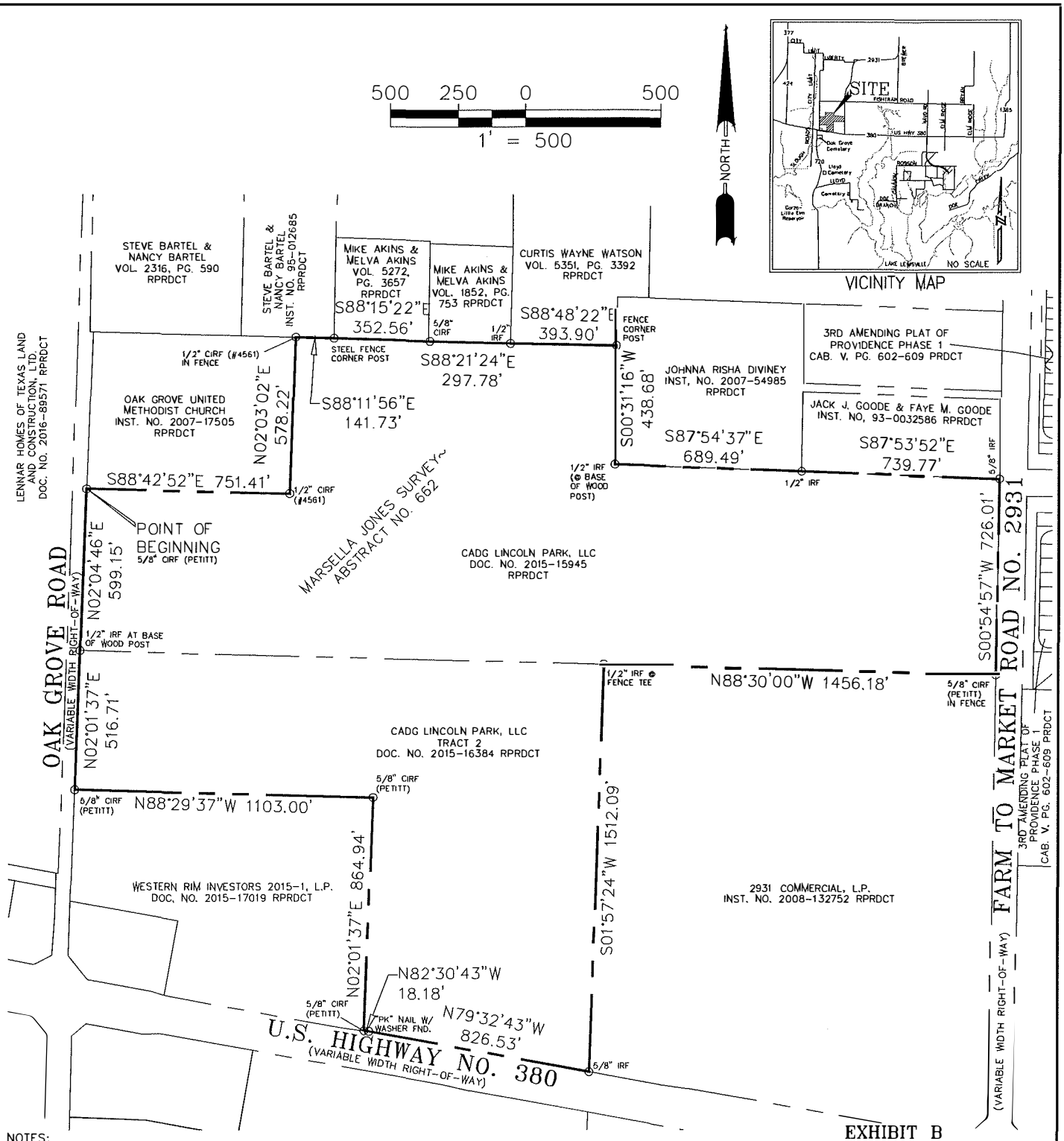
B. Prepayment of Assessments

As of June 30, 2023, two parcels have prepaid their Phase #1-1A Assessment in full. See Appendix B for more information related to these prepaid parcels.

As of June 30, 2023, 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

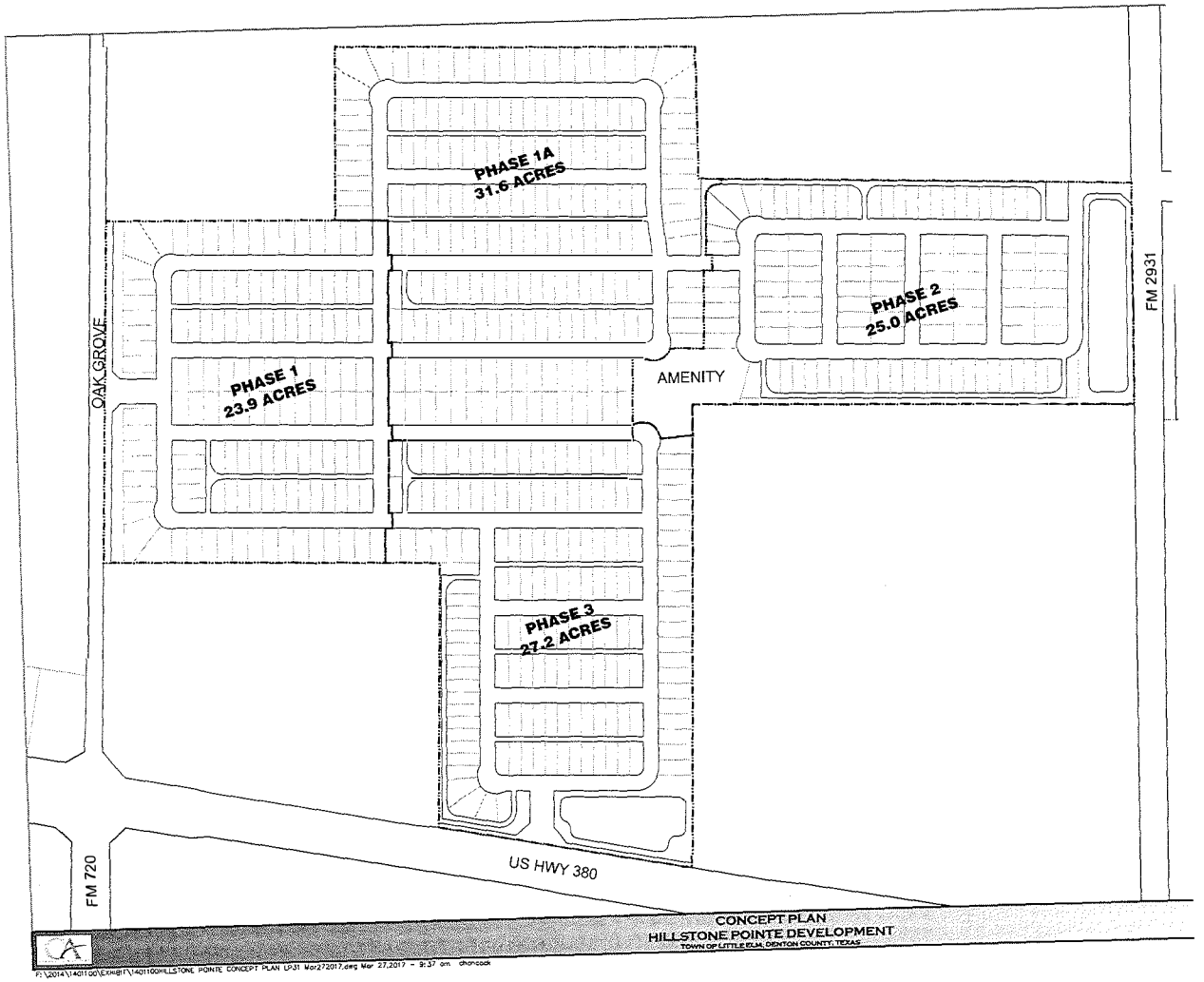
EXHIBIT B

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

F:\2014\140110O\EXHIBIT\PID●LD\14011-00 PID OVERALL 2017 EXHIBIT.dwg, 2/22/2017 6:56:41 PM, PDF Complete
F:\2014\140110O\EXHIBIT\PID\OLD\14011-00 PID OVERALL 2017 EXHIBIT.dwg


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 Phases #1-1A

Phase	Parcel ID	Prepayment Date	EU	Amount	Full/Partial
Phase #1-1A	765601	May 2022	0.80	$15,912	Full
Phase #1-1A	717509	April 2023	1.00	$19,521	Full

List of Prepaid Parcels Phases #2-3

Phase	Parcel ID	Prepayment Date	EU	Amount	Full/Partial
Phase #2-3	765948	March 2022	1.00	$19,747	Full

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C
Hillstone Pointe Public Improvement District
Certified Assessed Value Per Phase

Phase	Parcels	2023 Assessed Value[3,4]
Phase #1	343	$130,125,035
Phase #2-3	276	$104,465,007
Total	**619**	**$234,590,042**

1 - Parcels include three hundred and Forty two residential lots and three open space lots.

2 - Parcels include two hundred and seventy six residential lots and five open space lots.

3 - Parcel assessed values are in accordance with Denton Central Appraisal District online records as of 7/26/23.

4 - Values shown reflect the 2023 certified assessed values.

APPENDIX D
PHASES #1-1A ASSESSMENT ROLL SUMMARY – 2023-24

Appendix D
Phases #1-1A Assessment Roll Summary - 2023-24

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
717443	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717444	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717445	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717446	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717447	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717448	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717449	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717450	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717451	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717452	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717453	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717454	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717455	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717456	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717457	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717458	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717459	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717460	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717461	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717462	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717463	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717464	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717465	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717466	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717467	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717468	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717469	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717470	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717471	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717472	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717473	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717474	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717475	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717476	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717477	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717478	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717479	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717480	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717481	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717482	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717483	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717484	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717485	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717486	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717487	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717488	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717489	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717490	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717491	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717492	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717493	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717494	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717495	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717496	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717497	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717498	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717499	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717500	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717501	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717502	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717503	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717504	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717505	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717506	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717507	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717508	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717509	1	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717510	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717511	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717512	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717513	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717514	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717515	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717516	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717517	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717518	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
717519	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717520	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717521	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717522	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717523	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717524	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717525	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717526	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717527	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717528	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717529	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717530	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717531	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717532	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717533	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717534	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717535	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717536	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717537	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717538	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717539	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717540	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717541	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717542	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717543	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717544	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717545	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717546	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717547	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717548	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717549	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717550	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717551	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717552	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717553	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717554	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
717555	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717556	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717557	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717558	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717559	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717560	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717561	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717562	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717563	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717564	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717565	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717566	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717567	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717568	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717569	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717570	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
717571	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717572	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717573	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717574	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717575	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717576	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717577	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
717578	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765554	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765555	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765556	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765557	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765558	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765559	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765560	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765561	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765562	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765563	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765564	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765565	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765566	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765567	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765568	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765569	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765570	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765571	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765572	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765573	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765574	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765597	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765598	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765599	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765600	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765601	1	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
765602	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765603	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765604	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765605	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765606	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765607	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765608	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765609	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765610	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765611	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765612	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765613	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765614	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765615	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765616	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765617	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765618	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765619	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765620	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765621	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765622	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765623	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765624	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765625	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765626	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765627	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765628	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765629	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765630	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765631	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765632	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765633	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765634	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765635	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765636	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765637	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765638	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765639	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765640	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765641	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765642	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765643	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765644	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765645	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765646	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765647	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765648	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765649	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765650	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765651	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765652	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765653	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765654	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765655	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765656	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765657	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765658	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765659	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765660	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765661	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765662	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765663	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765664	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765665	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765666	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765667	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765668	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765669	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765670	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765671	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765672	1	2	0.40	$7,721.19	$100.81	$446.37	$38.61	$54.44	$640.21
765673	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765674	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765675	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765676	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765677	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765678	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765679	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765680	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765721	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765722	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765723	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765724	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765725	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765726	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765727	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765728	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765729	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765730	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765731	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765732	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765733	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765734	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765735	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765736	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765737	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765738	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765739	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765740	1	2	0.80	$15,442.38	$201.61	$892.73	$77.21	$108.87	$1,280.43
765741	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765742	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765743	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765744	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765745	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765746	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765747	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765748	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765749	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765750	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765751	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765752	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765753	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765754	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765755	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765756	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765757	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765758	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765759	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765760	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765779	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765780	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765781	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765782	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765783	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765784	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765785	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765786	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765787	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765788	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765789	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765790	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765791	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765792	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765793	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765794	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765795	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765796	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765797	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765798	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765799	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765800	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765801	1	1	0.50	$9,651.49	$126.01	$557.96	$48.26	$68.04	$800.27
765802	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765803	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765804	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765805	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765806	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765807	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765808	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765809	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765810	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765883	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765884	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765885	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765886	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765887	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765888	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765889	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765890	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765891	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765892	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765893	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765894	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765895	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765896	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765897	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765898	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765899	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765900	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765901	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765902	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765903	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765937	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765938	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765939	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765940	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765941	1	1	1.00	$19,302.98	$252.02	$1,115.91	$96.51	$136.09	$1,600.53
765974	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
969952	1	1	0.50	$9,651.49	$126.01	$557.96	$48.26	$68.04	$800.27
1007136	1	2	0.40	$7,721.19	$100.81	$446.37	$38.61	$54.44	$640.21
Total	**337**		**297.60**	**$5,744,566.78**	**$75,000.00**	**$332,095.68**	**$28,722.83**	**$40,500.00**	**$476,318.51**

APPENDIX E
PHASES #2-3 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix E
Phases #2-3 Assessment Roll Summary - 2023-24

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765502	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765503	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765504	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765505	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765506	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765507	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765508	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765509	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765510	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765511	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765512	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765513	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765514	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765515	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765516	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765517	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765518	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765519	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765520	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765521	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765522	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765523	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765524	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765525	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765526	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765527	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765528	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765529	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765530	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765531	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765532	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765533	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765534	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765535	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765536	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765537	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765538	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765539	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765540	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765541	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765542	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765543	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765544	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765545	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765546	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765547	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765548	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765549	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765550	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765551	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765553	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765575	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765576	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765577	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765578	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765579	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765580	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765581	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765582	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765583	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765584	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765585	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765586	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765587	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765588	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765589	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765590	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765591	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765592	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765593	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765594	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765595	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765596	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765681	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765682	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765683	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765684	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765685	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765686	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765687	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765688	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765689	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765690	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765691	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765692	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765693	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765694	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765695	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765696	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765697	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765698	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765699	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765700	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765701	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765702	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765703	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765704	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765705	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765706	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765707	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765708	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765709	1	2	0.40	$7,735.60	$103.18	$447.49	$38.68	$69.65	$658.99
765710	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765711	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765712	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765713	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765714	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765715	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765716	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765717	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765718	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765719	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765720	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765761	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765762	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765763	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765764	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765765	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765766	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765767	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765768	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765769	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765770	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765771	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765772	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765773	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765774	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765775	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765776	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765777	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765778	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765811	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765812	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765813	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765814	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765815	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765816	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765817	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765818	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765819	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765820	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765821	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765822	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765823	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765824	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765825	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765826	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765827	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765828	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765829	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765830	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765831	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765832	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765833	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765834	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765835	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765836	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765837	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765838	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765839	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765840	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765841	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765842	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765843	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765844	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765845	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765846	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765847	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765848	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765849	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765850	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765851	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765852	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765853	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765854	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765855	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765856	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765857	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765858	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765859	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765860	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765861	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765862	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765863	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765864	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765865	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765866	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765867	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765868	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765869	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765870	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765871	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765872	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765873	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765874	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765875	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765876	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765877	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765878	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765879	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765880	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765881	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765882	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765904	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765905	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765906	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765907	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765908	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765909	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765910	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765911	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765912	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765913	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765914	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765915	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765916	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765917	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765918	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765919	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765920	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765921	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765922	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49

Parcel	No. of Units	Lot Type	Total Equivalent Units	Outstanding Assessment	Principal	Interest	Prepayment & Delinquency Reserve	Administrative Expenses	2023-24 Annual Installment
765923	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765924	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765925	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765926	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765927	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765928	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765929	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765930	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765931	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765932	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765933	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765934	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765935	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765936	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765942	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765943	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765944	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765945	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765946	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765947	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765948	1	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
765949	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765950	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765951	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765952	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765953	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765954	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765955	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765956	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765957	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765958	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765959	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765960	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765961	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765962	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765963	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765964	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765965	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765966	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765967	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765968	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765969	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765970	1	1	1.00	$19,339.01	$257.95	$1,118.72	$96.70	$174.12	$1,647.49
765971	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765972	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765973	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765975	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765976	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765977	1	2	0.80	$15,471.20	$206.36	$894.98	$77.36	$139.29	$1,317.99
765978	0	Common Area	0.00	$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	$0.00
765980	0	Common Area	0.00	$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	$0.00
765982	0	Common Area	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1007462	1	2	0.40	$7,735.60	$103	$447.49	$38.68	$69.65	$658.99
Total	**271**		**232.60**	**$4,498,252.57**	**$60,000.00**	**$260,214.12**	**$22,491.26**	**$40,500.00**	**$383,205.38**

APPENDIX F
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 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 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.

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:	08/15/2023
Agenda Item #:	5. K.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1718 Approving the 2023-2024 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 PID.

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 2023-2024. 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 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1718

Staff Report Rudman Tract PID

Rudman PID 2023-2024 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1718

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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1718** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 Annual Service Plan Update for the **Rudman Tract Public Improvement District**.

BACKGROUND – Annual Service Plan Summary

Assessed Value

Year	Assessed Value
2017 Base Year	$2,411,936
2023 Certified TAV	$147,489,241

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	$2,658,472
Total Improvement Cost	**$17,948,986**

*Includes improvements in two phases

Completed Homes as of June 30, 2023

Phase	Total Lots	Completed Homes	Percent Complete
Phase 1	275	275	100.00%
Phase 2	216	0	0
Total	491	275	56.01%

Outstanding PID Assessment

Phase	Outstanding Debt Obligation	Years Remaining for PID
Phase 1	$6,710,848	23 Years
Phase 2-MIA	$1,320,000	23 Years
Phase 2-Direct Improvements	$9,155,000	28 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1718

ATTACHMENTS
Ordinance No. 1718
Exhibit A – Rudman Tract Public Improvement District Annual Service Plan (Assessment Year 9/1/2023-8/31/2024)

Exhibit A

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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APPENDIX F – PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2023-24

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 2023-24 (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 2023-24.

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 #2 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 20, 2023.

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 20, 2023.

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 (2017-2029)

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]
2017-2023	$3,477,105	$642,515	$1,460,816
2024	$468,334	$134,422	$736,827
2025	$629,907	$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
2029	$625,270	$263,989	$634,305
Total	**$9,018,346**	**$2,452,701**	**$7,025,818**

1 – Assessment years ending 2017 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2025 through 2029 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Town, greater than 95 percent of the total building permits expected to be issued within Phase #1 of the PID have been issued as of June 30, 2023. Pursuant to Section 4 (a)(vi) of the PID Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

According to the Town, no building permits have been issued within the Phase #2 Major Improvement Area of the PID as of June 30, 2023.

See Appendix C for 2023 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-three (23) 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 6.88 percent per annum for 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

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 $6,710,848, which represents the Phase #1 reimbursement amount for 2023-24. 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 2023-24 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2023-24

Description	Total
Interest through September 1, 2024	$461,908
Principal due by September 1, 2024	$135,000
Subtotal debt service on Phase #1 Reimbursement Agreement	*$596,908*
Administrative Expenses	$33,300
Subtotal Expenses	$630,208
Available TIRZ Credit	($156,874)
Available Administrative Expense account	($5,000)
Subtotal funds available	($161,874)
Annual Installments	**$468,334**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of $461,908, which equal interest on the outstanding Assessments balance of $6,710,848 for one year and an effective interest rate of 6.88 percent. Annual Installments to be collected include a principal amount of $135,000. As a result, total principal and interest due for the Phase #1 Assessments in 2023-24 is estimated to be equal to $596,908.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be $33,300.

Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$3,000
Administrator	$25,000
Auditor	$2,000
Contingency	$3,300
Total	**$33,300**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2022 in the total amount of $156,874 that are available to be used as TIRZ Credit in 2023-24 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, 2023 as shown in Appendix D-2.

Available Administrative Expense Account

As of June 30, 2023, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 Annual Installment for 2023-24.

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, 2023, 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 2023-24 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be $2,462.69 (i.e. $596,908 ÷ 242.38 = $2,462.69). The net Administrative Expenses to be collected from each unit will be $116.76 (i.e. ($33,300 - $5,000) ÷ 242.38 = $116.76). As a result, the total Annual Installment to be collected from each unit within the PID will be $2,579.45 (i.e. $2,462.69 + $116.76 = $2,579.45).

The Annual Installment due to be collected from each Land Use Class in Phase #1 of the PID for 2023-24 is shown in Table II-E-1 below.

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)	$2,579.45	1.00	$2,579.45
Lot Type 2 (50' Lot)	$2,579.45	0.83	$2,140.95

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 2023-24 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-three (23) 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 6.88 percent per annum for 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

The total outstanding cost of Phase #2 Major Improvements submitted by the Developer to the Town as of August 5, 2020 is $1,366,073. The outstanding principal balance on the Phase #2 Major Improvements Assessments is $1,320,000, which represents the Phase #2 reimbursement amount for 2023-24. 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 2023-24 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2023-24

Description	Total
Interest through September 1, 2024	$90,856
Principal due on September 1, 2024	$20,000
Subtotal debt service on Phase #2 Major Improvements Reimbursement Agreement	*$110,856*
Administrative Expenses	$33,300
Subtotal Expenses	$144,156
Available TIRZ Credit	($4,733)
Available Administrative Expense account	($5,000)
Subtotal funds available	($9,733)
Annual Installments	**$134,422**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of $90,856, which equal interest on the outstanding Assessments balance of $1,320,000 for one year and an effective interest rate of 6.88 percent. Annual Installments to be collected include a principal amount of $20,000. As a result, total principal and interest due for the Phase #2 Major Improvements Assessments in 2023-24 is estimated to be equal to $110,856.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be $33,300.

Table II-F-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$3,000
Administrator	$25,000
Auditor	$2,000
Contingency	$3,300
Total	**$33,300**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2022 in the total amount of $4,733 that are available to be used as TIRZ Credit in 2023-24 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, 2023, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Major Improvement Annual Installment for 2023-24.

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 $584.22 (i.e. $110,856 ÷ 189.75 = $584.22). The net Administrative Expenses to be collected from each unit will be $149.14 (i.e. ($33,300 - $5,000) ÷ 189.75 = $149.14). As a result, the total Annual Installment to be collected from each unit within the PID will be $733.36 (i.e. $584.22+ $149.14 = $733.36).

The Phase #2 Major Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2023-24 is shown in II-G-1 below.

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)	$733.36	1.00	$733.36
Lot Type 2 (50' Lot)	$733.36	0.87	$638.03

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 2023-24 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, of which twenty-eight (28) 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 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

The outstanding principal balance on the Phase #2 Direct Improvements Assessments is $9,155,000, which represents the Phase #2 Direct Improvements reimbursement amount for 2023-24. 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 2023-24 as shown by Table II-H-1 on the following page.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2023-24

Description	Total
Interest through September 1, 2024	$698,527
Principal due on September 1, 2024	$5,000
Subtotal debt service on Phase #2 Direct Improvements Reimbursement Agreement	*$703,527*
Administrative Expenses	$33,300
Subtotal Expenses	$736,827
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$736,827**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2023-24 in the amount of $698,527, which equal interest on the outstanding Assessments balance of $9,155,000 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 2023-24 is estimated to be equal to $703,527.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be $33,300.

Table II-H-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$3,000
Administrator	$25,000
Auditor	$2,000
Contingency	$3,300
Total	**$33,300**

Available Administrative Expense Account

As of June 30, 2023, the balance in the Administrative Expense Account was $140,485. The available balance is anticipated to be used for future administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Account to reduce the 2023-24 Annual Installment.

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 $3,707.65 (i.e. $703,527 ÷ 189.75 = $3,707.65). The net Administrative Expenses to be collected from each unit will be $175.49 (i.e. $33,300 ÷ 189.75 = $175.49). As a result, the total Annual Installment to be collected from each unit within the PID will be $3,883.14 (i.e. $3,707.65 + $175.49 = $3,883.14).

The Phase #2 Direct Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2023-24 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)	$3,883.14	1.00	$3,883.14
Lot Type 2 (50' Lot)	$3,883.14	0.87	$3,378.33

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 2023-24 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, 2023, 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, 2023, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Major Improvements Assessment.

Phase #2 Direct Improvements

As of June 30, 2023, 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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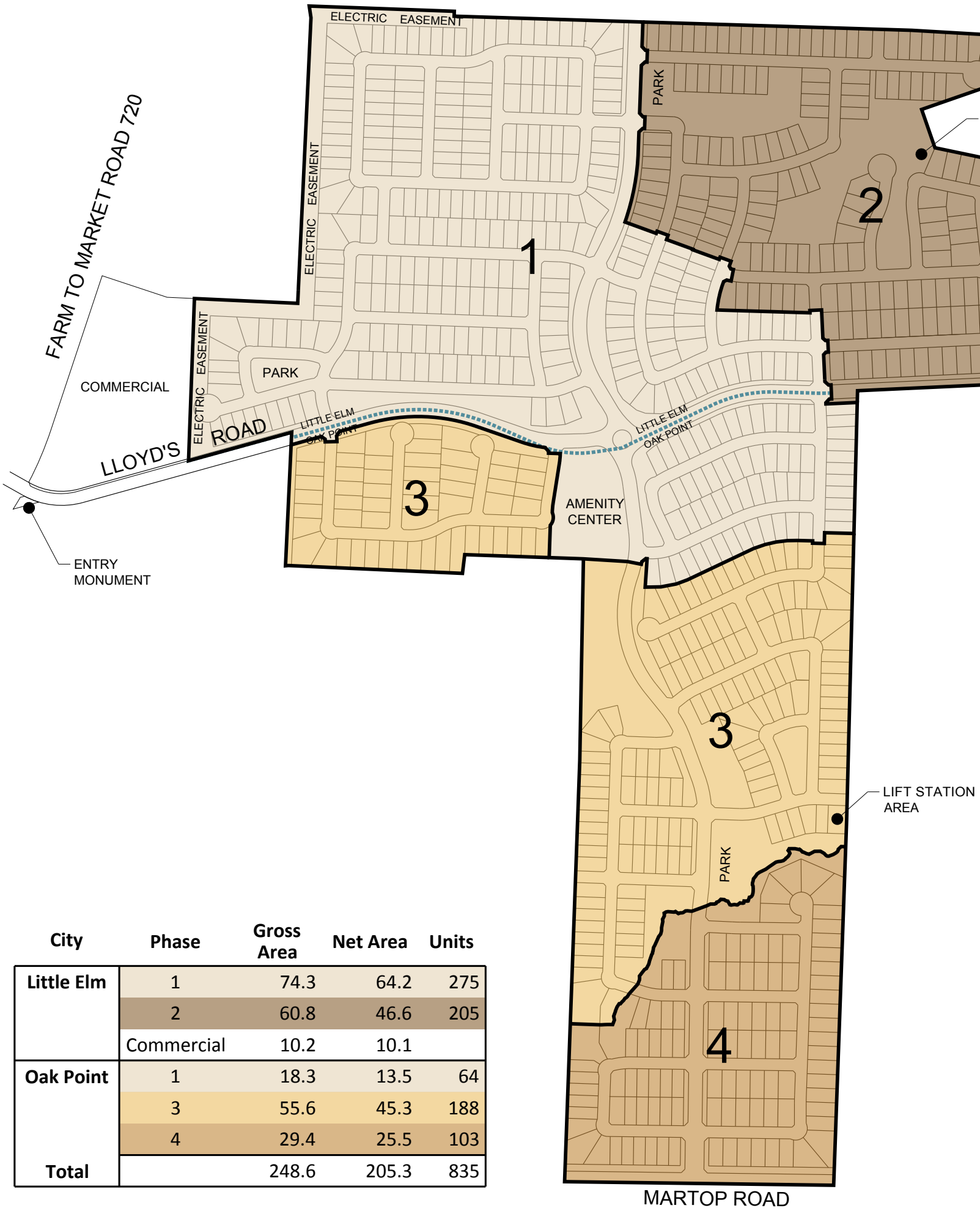
APPENDIX A
PID MAP



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

Phase 1 Prepaid Parcels

Parcel	EU	Ph. 1	Date Received
749022	1.00	$29,151.94	April 2021
TOTAL	**1.00**	**$29,151.94**	

Phase 2 Prepaid Parcels

Parcel	EU	Ph. 2 (MI)	Ph. 2 (Direct)	Total	Date Received
TOTAL	**0.00**	**$0.00**		**$0.00**	

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C

Rudman Tract PID

2023 Certified Assessed Value

Phase	2023 Value[1]
All Parcels	$147,489,241.00
Total	**$147,489,241.00**

1 - Reflects the 2023 certified net taxable values per DCAD records as of 7/26/2023

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY - 2023-24

Appendix D-1
Phase #1 Assessment Roll Summary - 2023-24

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
748987	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($859.82)	$1,719.64
748988	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($881.08)	$1,698.37
748989	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($871.50)	$1,707.95
748990	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($897.70)	$1,681.75
748991	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($972.92)	$1,606.53
748992	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($970.36)	$1,609.10
748993	1	0.5	$13,843.65	$278.49	$952.86	$58.38	($450.39)	$839.33
958868		0.5	$13,843.65	$278.49	$952.86	$58.38	($374.18)	$915.55
748994	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($919.61)	$1,659.84
748995	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($793.67)	$1,785.78
748996	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($865.01)	$1,714.44
748997	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($930.03)	$1,649.42
748998	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($767.95)	$1,811.50
748999	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,006.81)	$1,572.64
749000	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($113.72)	$2,465.73
749001	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($848.48)	$1,730.98
749002	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($791.50)	$1,787.95
749003	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($963.47)	$1,615.98
749004	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($969.09)	$1,610.36
749005	1	0.5	$13,843.65	$278.49	$952.86	$58.38	($485.66)	$804.07
1004259		0.5	$13,843.65	$278.49	$952.86	$58.38	$0.00	$1,289.73
749006	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($735.65)	$1,843.81
749007	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749008	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749009	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749010	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
749011	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($381.22)	$2,198.23
749012	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,003.04)	$1,576.42
749013	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($900.75)	$1,678.70
749014	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($903.52)	$1,675.93
749015	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($895.96)	$1,683.49
749016	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($730.01)	$1,849.44
749017	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($927.49)	$1,651.96
749018	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($921.39)	$1,658.07
749019	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($879.99)	$1,699.46
749020	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($850.37)	$1,729.09
749021	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
749022	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
749023	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($116.23)	$2,463.23
749024	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($101.69)	$2,039.25
749025	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749026	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749027	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749028	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749029	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
749030	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
749031	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($92.24)	$2,048.70
749032	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($102.63)	$2,038.32
749033	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749034	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($485.48)	$2,093.97
749035	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($104.97)	$2,474.48
749036	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($101.63)	$2,477.82
749037	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($101.63)	$2,477.82
749038	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($780.68)	$1,798.78
749039	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($913.93)	$1,665.52
749040	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($790.42)	$1,350.53
749041	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($117.30)	$2,023.65
749042	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($629.58)	$1,511.36
749043	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($735.54)	$1,405.40
749044	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($198.19)	$1,942.76
749045	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($316.66)	$2,262.80
749046	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($196.03)	$2,383.42
749047	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749048	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749049	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749050	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757294	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($114.44)	$2,026.51
757293	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757292	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($789.84)	$1,351.11
757291	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($477.29)	$1,663.65
757290	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757289	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($761.33)	$1,379.61
757288	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($440.04)	$1,700.91
757287	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($875.97)	$1,264.97
757286	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($254.48)	$1,886.46
757285	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757284	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($818.72)	$1,322.23
757283	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($864.29)	$1,276.66
757282	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($851.05)	$1,289.90
757281	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($819.62)	$1,321.32
757280	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($867.36)	$1,273.59
757279	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757278	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($396.49)	$1,744.45
757277	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($520.49)	$2,058.96
757276	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($897.08)	$1,682.38
757275	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($206.51)	$1,934.44
757274	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($196.32)	$1,944.63
757273	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($380.57)	$1,760.38
757272	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($833.21)	$1,746.24
757271	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
757270	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($989.87)	$1,589.59
757269	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($714.41)	$1,865.04
757268	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($482.08)	$1,658.87
757267	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($545.63)	$1,595.31
757266	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($836.94)	$1,304.01

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757265	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($883.62)	$1,257.33
757264	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($788.00)	$1,352.94
757263	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($114.26)	$2,026.69
757262	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($475.42)	$1,665.53
757261	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($848.81)	$1,292.14
757260	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($251.67)	$1,889.28
757259	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($200.50)	$1,940.44
757258	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($335.85)	$1,805.09
757257	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($213.54)	$1,927.41
757256	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($833.17)	$1,307.78
757255	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($368.16)	$1,772.79
757254	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($712.85)	$1,428.09
757253	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($910.32)	$1,230.63
757252	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($110.86)	$2,030.09
757251	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($907.28)	$1,233.66
757250	1	0.415	$11,490.23	$231.15	$790.87	$48.45	($252.21)	$818.27
1007560		0.415	$11,490.23	$231.15	$790.87	$48.45	($224.73)	$845.74
757249	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($763.76)	$1,377.18
757248	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757247	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757246	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($245.41)	$1,895.53
757244	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,016.28)	$1,563.17
757243	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($998.56)	$1,580.90
757242	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($983.43)	$1,596.03
757241	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
757240	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757239	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($886.08)	$1,254.87
757238	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757237	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($380.22)	$1,760.73
757236	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($473.73)	$1,667.22
757235	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($924.57)	$1,216.37
757234	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($797.18)	$1,343.76
757233	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($935.40)	$1,205.54
757232	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($164.72)	$1,976.23
757231	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($303.92)	$1,837.03
757230	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($189.74)	$1,951.20
757229	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($439.13)	$1,701.82
757228	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($383.42)	$1,757.53
757227	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($378.62)	$1,762.32
757226	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($798.14)	$1,342.81
757225	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757224	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757223	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($1,020.98)	$1,119.97
757222	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($108.71)	$2,032.24
757221	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($829.91)	$1,311.03
757220	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($769.61)	$1,371.34
757219	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($305.69)	$1,835.25
757218	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($883.39)	$1,257.55
757217	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($115.33)	$2,025.61

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757216	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($989.57)	$1,589.88
757215	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($882.38)	$1,697.08
757214	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($375.24)	$2,204.21
757213	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($908.40)	$1,671.05
757212	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($904.68)	$1,674.77
757211	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($916.89)	$1,662.56
757210	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($1,006.48)	$1,572.97
757209	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($872.05)	$1,707.41
757208	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757207	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($862.83)	$1,278.11
757206	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($809.71)	$1,331.24
757205	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($796.02)	$1,344.93
757204	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($834.62)	$1,306.33
757203	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($846.05)	$1,294.90
757202	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($887.98)	$1,252.97
757201	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($851.05)	$1,289.90
757200	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($874.82)	$1,266.12
757199	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($388.50)	$1,752.45
757198	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($814.24)	$1,326.71
757197	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($606.96)	$1,533.99
757196	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($924.47)	$1,216.48
757195	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($719.98)	$1,420.97
757194	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($893.87)	$1,247.08
757193	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($716.13)	$1,424.82
757192	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($648.55)	$1,492.40
757191	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($517.36)	$1,623.59
757190	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($886.46)	$1,254.49
757189	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($242.55)	$1,898.40
757188	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($330.51)	$1,810.43
757187	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757186	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($979.71)	$1,161.24
757185	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($763.98)	$1,376.97
757184	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($658.69)	$1,482.26
757183	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($386.31)	$1,754.64
757182	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757181	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($386.41)	$1,754.54
757180	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($194.31)	$1,946.64
757179	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($430.15)	$1,710.79
757178	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($728.48)	$1,412.47
757177	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($260.23)	$1,880.72
757176	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($736.38)	$1,404.57
757175	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($672.79)	$1,468.16
757174	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($799.42)	$1,341.53
757173	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($869.82)	$1,271.12
757172	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($384.70)	$1,756.25
757171	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757170	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($782.34)	$1,358.61
757169	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($814.96)	$1,325.99
757168	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($776.67)	$1,364.28

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757167	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($808.44)	$1,332.50
757166	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($839.26)	$1,301.69
757165	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($537.95)	$1,603.00
757164	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($721.06)	$1,419.89
757163	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($724.75)	$1,416.19
757162	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($908.28)	$1,232.66
757161	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757160	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($231.91)	$1,909.04
757159	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($885.52)	$1,255.42
757158	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($884.26)	$1,256.69
757157	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($839.02)	$1,301.93
757156	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($868.82)	$1,272.12
757155	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($885.83)	$1,255.11
757154	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($541.61)	$1,599.33
757153	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($837.07)	$1,303.87
757152	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($311.48)	$1,829.46
757151	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($236.57)	$1,904.37
757150	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($100.98)	$2,039.97
757149	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($347.66)	$1,793.29
757148	1	1	$27,687.30	$556.98	$1,905.72	$116.76	$0.00	$2,579.45
757147	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757146	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($985.36)	$1,594.09
757145	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($982.67)	$1,596.78
757144	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($819.30)	$1,760.15
757143	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($181.48)	$2,397.98
757142	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($213.57)	$2,365.88
757141	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($918.77)	$1,660.68
757140	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($983.02)	$1,596.43
757139	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($900.24)	$1,679.22
757138	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($911.29)	$1,668.16
757137	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($771.23)	$1,808.22
757136	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($766.62)	$1,374.32
757135	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($164.72)	$1,976.23
757134	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($868.86)	$1,272.09
757133	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($519.45)	$1,621.50
757132	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($519.70)	$1,621.25
757131	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($372.76)	$1,768.18
757130	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($382.23)	$1,758.72
757129	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($59.57)	$2,081.38
757128	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($386.90)	$1,754.04
757127	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($623.60)	$1,517.34
757126	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($628.05)	$1,512.89
757125	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($766.69)	$1,374.25
757124	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($988.55)	$1,152.40
757122	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757121	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($962.96)	$1,616.50
757120	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($829.26)	$1,750.19
757119	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($937.94)	$1,641.51
757118	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($744.56)	$1,834.89

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
757117	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($907.72)	$1,671.73
757116	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($927.49)	$1,651.96
757115	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757114	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757113	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757112	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($931.73)	$1,647.72
757111	1	0.1	$2,768.73	$55.70	$190.57	$11.68	($77.85)	$180.09
975256		0.9	$24,918.57	$501.28	$1,715.15	$105.08	$0.00	$2,321.51
757110	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($108.89)	$2,470.57
757109	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($283.37)	$2,296.08
757108	1	1	$27,687.30	$556.98	$1,905.72	$116.76	($756.87)	$1,822.59
757107	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($896.70)	$1,244.25
757106	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($780.45)	$1,360.50
757105	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($812.15)	$1,328.79
757104	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757103	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($752.10)	$1,388.85
757102	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($841.97)	$1,298.97
757101	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($757.99)	$1,382.96
757100	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($779.87)	$1,361.08
757099	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($959.61)	$1,181.33
757098	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($406.69)	$1,734.26
757097	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($826.13)	$1,314.81
757096	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($823.39)	$1,317.55
757095	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($829.78)	$1,311.17
757094	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	$0.00	$2,140.95
757093	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($866.93)	$1,274.02
757092	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($468.90)	$1,672.05
757091	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($735.67)	$1,405.28
757090	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757089	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($219.67)	$1,921.27
757088	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($345.02)	$1,795.92
757087	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($640.23)	$1,500.72
757086	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($707.38)	$1,433.57
757085	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($370.39)	$1,770.56
757084	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($380.22)	$1,760.73
757083	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($915.57)	$1,225.38
757082	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($371.57)	$1,769.38
757081	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($181.78)	$1,959.16
757080	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($237.98)	$1,902.96
757079	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($438.18)	$1,702.76
757078	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($413.46)	$1,727.48
757077	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($100.26)	$2,040.69
757076	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($696.34)	$1,444.61
757075	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($903.42)	$1,237.53
757074	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($164.72)	$1,976.23
757073	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757072	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($192.38)	$1,948.57
757071	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($98.83)	$2,042.12
757070	1	0.83	$22,980.46	$462.29	$1,581.75	$96.91	($769.15)	$1,371.80

Parcel[1]	Number of Units	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
Total	**275**	**242.38**	**$6,710,848.06**	**$135,000.00**	**$461,907.67**	**$28,300.00**	**($156,874.03)**	**$468,333.65**

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 - 2023-24

Appendix D-2
TIRZ Credit Calculation - Phase #1
2023-24

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
748987	$2,866.05	$0.00	$2,866.05	($859.82)	($859.82)
748988	$2,936.93	$0.00	$2,936.93	($881.08)	($881.08)
748989	$2,905.00	$0.00	$2,905.00	($871.50)	($871.50)
748990	$2,992.33	$0.00	$2,992.33	($897.70)	($897.70)
748991	$3,243.07	$0.00	$3,243.07	($972.92)	($972.92)
748992	$3,234.52	$0.00	$3,234.52	($970.36)	($970.36)
748993	$1,501.31	$0.00	$1,501.31	($450.39)	($450.39)
958868	$1,247.27	$0.00	$1,247.27	($374.18)	($374.18)
748994	$3,065.36	$0.00	$3,065.36	($919.61)	($919.61)
748995	$2,645.58	$0.00	$2,645.58	($793.67)	($793.67)
748996	$2,883.37	$0.00	$2,883.37	($865.01)	($865.01)
748997	$3,100.10	$0.00	$3,100.10	($930.03)	($930.03)
748998	$2,559.83	$0.00	$2,559.83	($767.95)	($767.95)
748999	$3,356.03	$0.00	$3,356.03	($1,006.81)	($1,006.81)
749000	$379.07	$0.00	$379.07	($113.72)	($113.72)
749001	$2,828.25	$0.00	$2,828.25	($848.48)	($848.48)
749002	$2,638.34	$0.00	$2,638.34	($791.50)	($791.50)
749003	$3,211.57	$0.00	$3,211.57	($963.47)	($963.47)
749004	$3,230.30	$0.00	$3,230.30	($969.09)	($969.09)
749005	$1,618.86	$0.00	$1,618.86	($485.66)	($485.66)
1004259	$0.00	$0.00	$0.00	$0.00	$0.00
749006	$2,452.15	$0.00	$2,452.15	($735.65)	($735.65)
749007	$362.95	$0.00	$362.95	($108.89)	($108.89)
749008	$362.95	$0.00	$362.95	($108.89)	($108.89)
749009	$362.95	$0.00	$362.95	($108.89)	($108.89)
749010	$362.95	$0.00	$362.95	($108.89)	($108.89)
749011	$1,270.74	$0.00	$1,270.74	($381.22)	($381.22)
749012	$3,343.45	$0.00	$3,343.45	($1,003.04)	($1,003.04)
749013	$3,002.50	$0.00	$3,002.50	($900.75)	($900.75)
749014	$3,011.73	$0.00	$3,011.73	($903.52)	($903.52)
749015	$2,986.54	$0.00	$2,986.54	($895.96)	($895.96)
749016	$2,433.37	$0.00	$2,433.37	($730.01)	($730.01)
749017	$3,091.64	$0.00	$3,091.64	($927.49)	($927.49)
749018	$3,071.29	$0.00	$3,071.29	($921.39)	($921.39)
749019	$2,933.31	$0.00	$2,933.31	($879.99)	($879.99)
749020	$2,834.55	$0.00	$2,834.55	($850.37)	($850.37)
749021	$0.00	$0.00	$0.00	$0.00	$0.00
749022	$2,952.89	$0.00	$2,952.89	($885.87)	PREPAID
749023	$387.42	$0.00	$387.42	($116.23)	($116.23)
749024	$338.97	$0.00	$338.97	($101.69)	($101.69)
749025	$329.43	$0.00	$329.43	($98.83)	($98.83)
749026	$329.43	$0.00	$329.43	($98.83)	($98.83)
749027	$329.43	$0.00	$329.43	($98.83)	($98.83)
749028	$329.43	$0.00	$329.43	($98.83)	($98.83)
749029	$329.43	$0.00	$329.43	($98.83)	($98.83)
749030	$329.43	$0.00	$329.43	($98.83)	($98.83)
749031	$307.47	$0.00	$307.47	($92.24)	($92.24)
749032	$342.10	$0.00	$342.10	($102.63)	($102.63)
749033	$0.00	$0.00	$0.00	$0.00	$0.00
749034	$1,618.28	$0.00	$1,618.28	($485.48)	($485.48)
749035	$349.90	$0.00	$349.90	($104.97)	($104.97)
749036	$338.76	$0.00	$338.76	($101.63)	($101.63)
749037	$338.76	$0.00	$338.76	($101.63)	($101.63)
749038	$2,602.25	$0.00	$2,602.25	($780.68)	($780.68)
749039	$3,046.44	$0.00	$3,046.44	($913.93)	($913.93)
749040	$2,634.72	$0.00	$2,634.72	($790.42)	($790.42)
749041	$391.00	$0.00	$391.00	($117.30)	($117.30)
749042	$2,098.61	$0.00	$2,098.61	($629.58)	($629.58)

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
749043	$2,451.81	$0.00	$2,451.81	($735.54)	($735.54)
749044	$660.63	$0.00	$660.63	($198.19)	($198.19)
749045	$1,055.52	$0.00	$1,055.52	($316.66)	($316.66)
749046	$653.43	$0.00	$653.43	($196.03)	($196.03)
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	$381.45	$0.00	$381.45	($114.44)	($114.44)
757293	$329.43	$0.00	$329.43	($98.83)	($98.83)
757292	$2,632.80	$0.00	$2,632.80	($789.84)	($789.84)
757291	$1,590.98	$0.00	$1,590.98	($477.29)	($477.29)
757290	$329.43	$0.00	$329.43	($98.83)	($98.83)
757289	$2,537.77	$0.00	$2,537.77	($761.33)	($761.33)
757288	$1,466.80	$0.00	$1,466.80	($440.04)	($440.04)
757287	$2,919.91	$0.00	$2,919.91	($875.97)	($875.97)
757286	$848.27	$0.00	$848.27	($254.48)	($254.48)
757285	$0.00	$0.00	$0.00	$0.00	$0.00
757284	$2,729.06	$0.00	$2,729.06	($818.72)	($818.72)
757283	$2,880.95	$0.00	$2,880.95	($864.29)	($864.29)
757282	$2,836.82	$0.00	$2,836.82	($851.05)	($851.05)
757281	$2,732.08	$0.00	$2,732.08	($819.62)	($819.62)
757280	$2,891.20	$0.00	$2,891.20	($867.36)	($867.36)
757279	$0.00	$0.00	$0.00	$0.00	$0.00
757278	$1,321.64	$0.00	$1,321.64	($396.49)	($396.49)
757277	$1,734.97	$0.00	$1,734.97	($520.49)	($520.49)
757276	$2,990.25	$0.00	$2,990.25	($897.08)	($897.08)
757275	$688.35	$0.00	$688.35	($206.51)	($206.51)
757274	$654.40	$0.00	$654.40	($196.32)	($196.32)
757273	$1,268.55	$0.00	$1,268.55	($380.57)	($380.57)
757272	$2,777.36	$0.00	$2,777.36	($833.21)	($833.21)
757271	$0.00	$0.00	$0.00	$0.00	$0.00
757270	$3,299.55	$0.00	$3,299.55	($989.87)	($989.87)
757269	$2,381.36	$0.00	$2,381.36	($714.41)	($714.41)
757268	$1,606.93	$0.00	$1,606.93	($482.08)	($482.08)
757267	$1,818.77	$0.00	$1,818.77	($545.63)	($545.63)
757266	$2,789.79	$0.00	$2,789.79	($836.94)	($836.94)
757265	$2,945.39	$0.00	$2,945.39	($883.62)	($883.62)
757264	$2,626.68	$0.00	$2,626.68	($788.00)	($788.00)
757263	$380.86	$0.00	$380.86	($114.26)	($114.26)
757262	$1,584.73	$0.00	$1,584.73	($475.42)	($475.42)
757261	$2,829.36	$0.00	$2,829.36	($848.81)	($848.81)
757260	$838.89	$0.00	$838.89	($251.67)	($251.67)
757259	$668.34	$0.00	$668.34	($200.50)	($200.50)
757258	$1,119.51	$0.00	$1,119.51	($335.85)	($335.85)
757257	$711.79	$0.00	$711.79	($213.54)	($213.54)
757256	$2,777.23	$0.00	$2,777.23	($833.17)	($833.17)
757255	$1,227.20	$0.00	$1,227.20	($368.16)	($368.16)
757254	$2,376.17	$0.00	$2,376.17	($712.85)	($712.85)
757253	$3,034.39	$0.00	$3,034.39	($910.32)	($910.32)
757252	$369.52	$0.00	$369.52	($110.86)	($110.86)
757251	$3,024.27	$0.00	$3,024.27	($907.28)	($907.28)
757250	$840.69	$0.00	$840.69	($252.21)	($252.21)
1007560	$749.11	$0.00	$749.11	($224.73)	($224.73)
757249	$2,545.88	$0.00	$2,545.88	($763.76)	($763.76)
757248	$329.43	$0.00	$329.43	($98.83)	($98.83)
757247	$329.43	$0.00	$329.43	($98.83)	($98.83)
757246	$818.04	$0.00	$818.04	($245.41)	($245.41)
757244	$3,387.60	$0.00	$3,387.60	($1,016.28)	($1,016.28)
757243	$3,328.52	$0.00	$3,328.52	($998.56)	($998.56)
757242	$3,278.09	$0.00	$3,278.09	($983.43)	($983.43)
757241	$0.00	$0.00	$0.00	$0.00	$0.00

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
757240	$0.00	$0.00	$0.00	$0.00	$0.00
757239	$2,953.59	$0.00	$2,953.59	($886.08)	($886.08)
757238	$329.43	$0.00	$329.43	($98.83)	($98.83)
757237	$1,267.39	$0.00	$1,267.39	($380.22)	($380.22)
757236	$1,579.10	$0.00	$1,579.10	($473.73)	($473.73)
757235	$3,081.91	$0.00	$3,081.91	($924.57)	($924.57)
757234	$2,657.28	$0.00	$2,657.28	($797.18)	($797.18)
757233	$3,118.01	$0.00	$3,118.01	($935.40)	($935.40)
757232	$549.05	$0.00	$549.05	($164.72)	($164.72)
757231	$1,013.06	$0.00	$1,013.06	($303.92)	($303.92)
757230	$632.48	$0.00	$632.48	($189.74)	($189.74)
757229	$1,463.75	$0.00	$1,463.75	($439.13)	($439.13)
757228	$1,278.05	$0.00	$1,278.05	($383.42)	($383.42)
757227	$1,262.07	$0.00	$1,262.07	($378.62)	($378.62)
757226	$2,660.45	$0.00	$2,660.45	($798.14)	($798.14)
757225	$0.00	$0.00	$0.00	$0.00	$0.00
757224	$0.00	$0.00	$0.00	$0.00	$0.00
757223	$3,403.26	$0.00	$3,403.26	($1,020.98)	($1,020.98)
757222	$362.36	$0.00	$362.36	($108.71)	($108.71)
757221	$2,766.37	$0.00	$2,766.37	($829.91)	($829.91)
757220	$2,565.35	$0.00	$2,565.35	($769.61)	($769.61)
757219	$1,018.97	$0.00	$1,018.97	($305.69)	($305.69)
757218	$2,944.64	$0.00	$2,944.64	($883.39)	($883.39)
757217	$384.44	$0.00	$384.44	($115.33)	($115.33)
757216	$3,298.58	$0.00	$3,298.58	($989.57)	($989.57)
757215	$2,941.25	$0.00	$2,941.25	($882.38)	($882.38)
757214	$1,250.81	$0.00	$1,250.81	($375.24)	($375.24)
757213	$3,028.01	$0.00	$3,028.01	($908.40)	($908.40)
757212	$3,015.60	$0.00	$3,015.60	($904.68)	($904.68)
757211	$3,056.31	$0.00	$3,056.31	($916.89)	($916.89)
757210	$3,354.94	$0.00	$3,354.94	($1,006.48)	($1,006.48)
757209	$2,906.82	$0.00	$2,906.82	($872.05)	($872.05)
757208	$0.00	$0.00	$0.00	$0.00	$0.00
757207	$2,876.11	$0.00	$2,876.11	($862.83)	($862.83)
757206	$2,699.02	$0.00	$2,699.02	($809.71)	($809.71)
757205	$2,653.40	$0.00	$2,653.40	($796.02)	($796.02)
757204	$2,782.06	$0.00	$2,782.06	($834.62)	($834.62)
757203	$2,820.16	$0.00	$2,820.16	($846.05)	($846.05)
757202	$2,959.93	$0.00	$2,959.93	($887.98)	($887.98)
757201	$2,836.82	$0.00	$2,836.82	($851.05)	($851.05)
757200	$2,916.08	$0.00	$2,916.08	($874.82)	($874.82)
757199	$1,294.99	$0.00	$1,294.99	($388.50)	($388.50)
757198	$2,714.13	$0.00	$2,714.13	($814.24)	($814.24)
757197	$2,023.20	$0.00	$2,023.20	($606.96)	($606.96)
757196	$3,081.56	$0.00	$3,081.56	($924.47)	($924.47)
757195	$2,399.92	$0.00	$2,399.92	($719.98)	($719.98)
757194	$2,979.55	$0.00	$2,979.55	($893.87)	($893.87)
757193	$2,387.09	$0.00	$2,387.09	($716.13)	($716.13)
757192	$2,161.82	$0.00	$2,161.82	($648.55)	($648.55)
757191	$1,724.52	$0.00	$1,724.52	($517.36)	($517.36)
757190	$2,954.86	$0.00	$2,954.86	($886.46)	($886.46)
757189	$808.50	$0.00	$808.50	($242.55)	($242.55)
757188	$1,101.71	$0.00	$1,101.71	($330.51)	($330.51)
757187	$329.43	$0.00	$329.43	($98.83)	($98.83)
757186	$3,265.69	$0.00	$3,265.69	($979.71)	($979.71)
757185	$2,546.60	$0.00	$2,546.60	($763.98)	($763.98)
757184	$2,195.62	$0.00	$2,195.62	($658.69)	($658.69)
757183	$1,287.70	$0.00	$1,287.70	($386.31)	($386.31)
757182	$329.43	$0.00	$329.43	($98.83)	($98.83)
757181	$1,288.03	$0.00	$1,288.03	($386.41)	($386.41)
757180	$647.69	$0.00	$647.69	($194.31)	($194.31)
757179	$1,433.84	$0.00	$1,433.84	($430.15)	($430.15)

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
757178	$2,428.26	$0.00	$2,428.26	($728.48)	($728.48)
757177	$867.42	$0.00	$867.42	($260.23)	($260.23)
757176	$2,454.60	$0.00	$2,454.60	($736.38)	($736.38)
757175	$2,242.63	$0.00	$2,242.63	($672.79)	($672.79)
757174	$2,664.72	$0.00	$2,664.72	($799.42)	($799.42)
757173	$2,899.41	$0.00	$2,899.41	($869.82)	($869.82)
757172	$1,282.33	$0.00	$1,282.33	($384.70)	($384.70)
757171	$0.00	$0.00	$0.00	$0.00	$0.00
757170	$2,607.79	$0.00	$2,607.79	($782.34)	($782.34)
757169	$2,716.53	$0.00	$2,716.53	($814.96)	($814.96)
757168	$2,588.89	$0.00	$2,588.89	($776.67)	($776.67)
757167	$2,694.81	$0.00	$2,694.81	($808.44)	($808.44)
757166	$2,797.53	$0.00	$2,797.53	($839.26)	($839.26)
757165	$1,793.16	$0.00	$1,793.16	($537.95)	($537.95)
757164	$2,403.52	$0.00	$2,403.52	($721.06)	($721.06)
757163	$2,415.84	$0.00	$2,415.84	($724.75)	($724.75)
757162	$3,027.61	$0.00	$3,027.61	($908.28)	($908.28)
757161	$329.43	$0.00	$329.43	($98.83)	($98.83)
757160	$773.02	$0.00	$773.02	($231.91)	($231.91)
757159	$2,951.74	$0.00	$2,951.74	($885.52)	($885.52)
757158	$2,947.52	$0.00	$2,947.52	($884.26)	($884.26)
757157	$2,796.72	$0.00	$2,796.72	($839.02)	($839.02)
757156	$2,896.07	$0.00	$2,896.07	($868.82)	($868.82)
757155	$2,952.78	$0.00	$2,952.78	($885.83)	($885.83)
757154	$1,805.37	$0.00	$1,805.37	($541.61)	($541.61)
757153	$2,790.24	$0.00	$2,790.24	($837.07)	($837.07)
757152	$1,038.28	$0.00	$1,038.28	($311.48)	($311.48)
757151	$788.57	$0.00	$788.57	($236.57)	($236.57)
757150	$336.59	$0.00	$336.59	($100.98)	($100.98)
757149	$1,158.85	$0.00	$1,158.85	($347.66)	($347.66)
757148	$0.00	$0.00	$0.00	$0.00	$0.00
757147	$362.95	$0.00	$362.95	($108.89)	($108.89)
757146	$3,284.54	$0.00	$3,284.54	($985.36)	($985.36)
757145	$3,275.56	$0.00	$3,275.56	($982.67)	($982.67)
757144	$2,731.00	$0.00	$2,731.00	($819.30)	($819.30)
757143	$604.92	$0.00	$604.92	($181.48)	($181.48)
757142	$711.91	$0.00	$711.91	($213.57)	($213.57)
757141	$3,062.56	$0.00	$3,062.56	($918.77)	($918.77)
757140	$3,276.73	$0.00	$3,276.73	($983.02)	($983.02)
757139	$3,000.79	$0.00	$3,000.79	($900.24)	($900.24)
757138	$3,037.64	$0.00	$3,037.64	($911.29)	($911.29)
757137	$2,570.77	$0.00	$2,570.77	($771.23)	($771.23)
757136	$2,555.41	$0.00	$2,555.41	($766.62)	($766.62)
757135	$549.05	$0.00	$549.05	($164.72)	($164.72)
757134	$2,896.19	$0.00	$2,896.19	($868.86)	($868.86)
757133	$1,731.49	$0.00	$1,731.49	($519.45)	($519.45)
757132	$1,732.32	$0.00	$1,732.32	($519.70)	($519.70)
757131	$1,242.54	$0.00	$1,242.54	($372.76)	($372.76)
757130	$1,274.10	$0.00	$1,274.10	($382.23)	($382.23)
757129	$198.55	$0.00	$198.55	($59.57)	($59.57)
757128	$1,289.68	$0.00	$1,289.68	($386.90)	($386.90)
757127	$2,078.67	$0.00	$2,078.67	($623.60)	($623.60)
757126	$2,093.51	$0.00	$2,093.51	($628.05)	($628.05)
757125	$2,555.64	$0.00	$2,555.64	($766.69)	($766.69)
757124	$3,295.15	$0.00	$3,295.15	($988.55)	($988.55)
757122	$0.00	$0.00	$0.00	$0.00	$0.00
757121	$3,209.85	$0.00	$3,209.85	($962.96)	($962.96)
757120	$2,764.20	$0.00	$2,764.20	($829.26)	($829.26)
757119	$3,126.46	$0.00	$3,126.46	($937.94)	($937.94)
757118	$2,481.86	$0.00	$2,481.86	($744.56)	($744.56)
757117	$3,025.73	$0.00	$3,025.73	($907.72)	($907.72)
757116	$3,091.63	$0.00	$3,091.63	($927.49)	($927.49)

Property ID (PIDN)	Town Taxes Collected (2022)	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
757115	$362.95	$0.00	$362.95	($108.89)	($108.89)
757114	$362.95	$0.00	$362.95	($108.89)	($108.89)
757113	$362.95	$0.00	$362.95	($108.89)	($108.89)
757112	$3,105.76	$0.00	$3,105.76	($931.73)	($931.73)
757111	$259.51	$0.00	$259.51	($77.85)	($77.85)
975256	$0.00	$0.00	$0.00	$0.00	$0.00
757110	$362.95	$0.00	$362.95	($108.89)	($108.89)
757109	$944.58	$0.00	$944.58	($283.37)	($283.37)
757108	$2,522.89	$0.00	$2,522.89	($756.87)	($756.87)
757107	$2,989.00	$0.00	$2,989.00	($896.70)	($896.70)
757106	$2,601.49	$0.00	$2,601.49	($780.45)	($780.45)
757105	$2,707.18	$0.00	$2,707.18	($812.15)	($812.15)
757104	$0.00	$0.00	$0.00	$0.00	$0.00
757103	$2,507.00	$0.00	$2,507.00	($752.10)	($752.10)
757102	$2,806.57	$0.00	$2,806.57	($841.97)	($841.97)
757101	$2,526.62	$0.00	$2,526.62	($757.99)	($757.99)
757100	$2,599.55	$0.00	$2,599.55	($779.87)	($779.87)
757099	$3,198.71	$0.00	$3,198.71	($959.61)	($959.61)
757098	$1,355.63	$0.00	$1,355.63	($406.69)	($406.69)
757097	$2,753.77	$0.00	$2,753.77	($826.13)	($826.13)
757096	$2,744.64	$0.00	$2,744.64	($823.39)	($823.39)
757095	$2,765.92	$0.00	$2,765.92	($829.78)	($829.78)
757094	$0.00	$0.00	$0.00	$0.00	$0.00
757093	$2,889.75	$0.00	$2,889.75	($866.93)	($866.93)
757092	$1,562.99	$0.00	$1,562.99	($468.90)	($468.90)
757091	$2,452.23	$0.00	$2,452.23	($735.67)	($735.67)
757090	$0.00	$0.00	$0.00	$0.00	$0.00
757089	$732.24	$0.00	$732.24	($219.67)	($219.67)
757088	$1,150.07	$0.00	$1,150.07	($345.02)	($345.02)
757087	$2,134.10	$0.00	$2,134.10	($640.23)	($640.23)
757086	$2,357.92	$0.00	$2,357.92	($707.38)	($707.38)
757085	$1,234.62	$0.00	$1,234.62	($370.39)	($370.39)
757084	$1,267.39	$0.00	$1,267.39	($380.22)	($380.22)
757083	$3,051.90	$0.00	$3,051.90	($915.57)	($915.57)
757082	$1,238.56	$0.00	$1,238.56	($371.57)	($371.57)
757081	$605.94	$0.00	$605.94	($181.78)	($181.78)
757080	$793.27	$0.00	$793.27	($237.98)	($237.98)
757079	$1,460.61	$0.00	$1,460.61	($438.18)	($438.18)
757078	$1,378.21	$0.00	$1,378.21	($413.46)	($413.46)
757077	$334.20	$0.00	$334.20	($100.26)	($100.26)
757076	$2,321.13	$0.00	$2,321.13	($696.34)	($696.34)
757075	$3,011.40	$0.00	$3,011.40	($903.42)	($903.42)
757074	$549.05	$0.00	$549.05	($164.72)	($164.72)
757073	$329.43	$0.00	$329.43	($98.83)	($98.83)
757072	$641.26	$0.00	$641.26	($192.38)	($192.38)
757071	$329.43	$0.00	$329.43	($98.83)	($98.83)
757070	$2,563.83	$0.00	$2,563.83	($769.15)	($769.15)
Total	**$525,866.31**	**$0.00**	**$525,866.31**	**($157,759.89)**	**($156,874.03)**

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2023-24

Appendix E-1

2023-24 Phase #2 Major Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	TIRZ Annual Credit Amount	2023-24 Annual Installment
698873	189.75	$1,320,000.00	$20,000.00	$90,855.60	$28,300.00	($4,733.17)	$134,422.43
Total	**189.75**	**$1,320,000.00**	**$20,000.00**	**$90,855.60**	**$28,300.00**	**($4,733.17)**	**$134,422.43**

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2023-24

Appendix E-2
TIRZ Credit Calculation - Phase #2
2023-24

Property ID (PIDN)	Town Taxes Collected (2022)[1]	Base Yr Taxes	2023-24 TIRZ Increments	Available 2023-24 TIRZ Credit (30.00%)	Applicable 2023-24 TIRZ Credit (30.00%)
698873	$15,777.24	$0.00	$15,777.24	($4,733.17)	($4,733.17)
Total	**$15,777.24**	**$0.00**	**$15,777.24**	**($4,733.17)**	**($4,733.17)**

APPENDIX F
PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2023-24

Appendix F

2023-24 Phase #2 Direct Improvements Assessment Roll Summary

Parcel	Total EU	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
698873	189.75	$9,155,000.00	$5,000.00	$698,526.50	$33,300.00	$736,826.50
Total	**189.75**	**$9,155,000.00**	**$5,000.00**	**$698,526.50**	**$33,300.00**	**$736,826.50**

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:	08/15/2023
Agenda Item #:	5. L.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1719 Approving the 2023-2024 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 PID.

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 2023-2024. This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Valencia Annual PID Assessment for 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1719
Staff Report Valencia PID

Exhibit A Valencia PID 2023-2024 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1719

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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1719** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 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
2023 Certified Estimated TAV	$581,421,187

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$12,810,357
Water distribution system improvements	$4,321,496
Sanitary sewer improvements	$6,257,426
Storm drainage improvements	$2,225,983
Other soft and miscellaneous costs	$6,964,385
Total Improvement Cost	**$31,713,255**

*Includes improvements in various phases

Completed Homes as of June 30, 2023

Phase	Total Lots	Completed Homes	Percent Complete
Phase 1	210	210	100.00%
Improvement Area 2	444	443	99.77%
Improvement Area 3	228	228	100.00%
Improvement Area 4	535	19	3.55%
Total	**1,417**	**900**	**63.51%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Phase 1	$6,418,445	21 Years
Major Improvement Area	$6,437,916	25 Years
Improvement Area 2	$11,763,965	25 Years
Improvement Area 3	$5,135,000	24 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1719

ATTACHMENTS
Ordinance No. 1719
Exhibit A - Valencia Public Improvement District Annual Service Plan
(Assessment Year 9/1/2023-8/31/2024)

Exhibit A

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

VALENCIA
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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APPENDIX G - IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY – 2023-24

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 2023-24.

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 D-1, Appendix E-1, Appendix F-1, and Appendix G, 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 2023-24.

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 H 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 providing 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 $7,469,427 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]	Spent to Date[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	$0	$6,929,998	$6,929,998	$0
Other funding sources	$0	$34,427	$34,427	$34,427	$0
Total Sources	**$7,435,000**	**$34,427**	**$7,469,427**	**$7,469,427**	**$0**
Uses of Funds					
Major Improvements					
Road improvements	$721,517	$13,417	$734,934	$734,934	$0
Water distribution system improvements	$280,685	$6,149	$286,834	$286,834	$0
Sanitary sewer improvements	$290,984	$5,803	$296,787	$296,787	$0
Storm drainage improvements	$79,114	$2,018	$81,132	$81,132	$0
Other soft and miscellaneous costs	$627,811	$14,723	$642,534	$642,534	$0
Subtotal: Major Improvements	**$2,000,111**	**$42,110**	**$2,042,221**	**$2,042,221**	**$0**
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**	**$7,469,427**	**$0**

1 – According to the Developer as of July 14, 2022.

Phase #1 Cost Variances

As stated in Table II-A-1 above, there is not a significant variance between the initial estimated budget and the revised budget. The Developer has funded the net increase.

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

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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]	Spent to Date[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 Developer will fund the net increase.

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 on the following page 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 on the following page.

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]	Spent to Date[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 below 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]	Spent to Date[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 to the Improvement Area #3 Improvement costs 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 below.

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
2014-2023[1]	$32,390,700	$30,895,000	$1,495,700	$4,460,158	$8,379,849	$5,025,847	$1,199,235
2024	$0	$0	$0	$310,381	$454,245	$527,739	$371,906
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
2029	$0	$0	$0	$573,579	$623,382	$991,570	$399,757
Total	**$32,390,700**	**$30,895,000**	**$1,495,700**	**$7,651,128**	**$11,957,087**	**$10,520,029**	**$3,571,780**

1 – Assessment years ending 2014 through 2024 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2025 through 2029 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 2029 represent Annual Installments billed or projected to be billed for the Series 2018 Refunding and Improvement Bonds.

C. STATUS OF DEVELOPMENT

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023 for Valencia Public Improvement District No. 2, nineteen (19) single family lots are completed within the PID, and an additional five hundred and sixteen (516) single family homes are expected to be constructed within Improvement Area #4 of the PID. Improvement Area #4 is located within both Valencia Public Improvement District No. 1 and Valencia Public Improvement District No. 2.

See Table II-C-1 below for the status of completed single family homes within the PID according to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023 for Valencia Public Improvement District No. 2.

Table II-C-1
Completed Homes

Phase	Total Lots	Completed Homes	Percent Complete
Phase 1	210	210	100.00%
Improvement Area 2	444	443	99.77%
Improvement Area 3	228	228	100.00%
Improvement Area 4	535	19	3.55%
Total	**1,417**	**900**	**63.51%**

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 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-one (21) 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 2023-24. 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2023-24

Descriptions	Phase #1 Refunding and Improvement Bonds
Interest payment on March 1, 2024	$168,484
Interest payment on September 1, 2024	$168,484
Principal payment on September 1, 2024	$175,000
Subtotal debt service on bonds	*$511,967*
Administrative Expenses	$36,900
Excess interest for prepayment and delinquency reserves	$32,092
Subtotal Expenses	*$580,960*
Available TIRZ Credit	($260,579)
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($270,579)*
Annual Installments	**$310,381**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $168,484 and on September 1, 2024 in the amount of $168,484, which equal interest on the outstanding Assessments balance of $6,418,445 for six months each and an effective interest rate of 5.25 percent. Annual Installments to be collected include a principal amount of $175,000 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $511,967.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-D-2 on the following page, the total Phase #1 Administrative Expenses to be collected for 2023-24 are estimated to be $36,900.

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Table II-D-2
Phase #1 Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,250
PID Administrator	$23,200
Trustee	$4,500
Auditor	$1,500
Contingency	$3,450
Total	**$36,900**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $260,579 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within Phase #1. The TIRZ Credit shall be calculated separately for each Parcel and such TIRZ Credit 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 May 31, 2023, the balance in the reserve fund was $532,107, which includes the bond reserve requirement of $519,775. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Phase #1 Refunding and Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of May 31, 2023, 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 May 31, 2023, the balance in the Administrative Expense Fund was $26,717. All funds are anticipated to be used until January 31, 2024. As a result, there are no funds available to reduce the Administrative Expense portion of the Annual Installment.

E. 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 $3,020.47 (i.e. ($511,967 + $32,092 - $10,000) ÷ 176.81 = $3,020.47).

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 $208.69 (i.e., $36,900 ÷ 176.81 = $208.69).

As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be $3,229.16 (i.e., $3,020.47 + $208.69 = $3,229.16) 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 $3,229.16 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 2023-24 is shown in Table II-E-1 below.

Table II-E-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)	$3,229.16	1.00	$3,229.16
Lot Type 3 (60' Lot)	$3,229.16	0.81	$2,615.62

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix D-1.

F. 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-five (25) 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 8.56 percent for 2023-24. 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 (8.56 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-F-1 on the following page.

Table II-F-1
Budget for the Major Improvement Area Annual Installments to be Collected for 2023-24

Descriptions	Major Improvement Area Refunding Bonds
Interest payment on March 1, 2024	$275,433
Interest payment on September 1, 2024	$275,433
Principal payment on September 1, 2024	$7,823
Subtotal debt service on bonds	*$558,688*
Administrative Expenses	$39,500
Excess interest for prepayment and delinquency reserves	$32,190
Subtotal Expenses	*$630,377*
Available TIRZ Credit	($166,132)
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($176,132)*
Annual Installments	**$454,245**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $275,433 and on September 1, 2024 in the amount of $275,433 which equal interest on the outstanding Major Improvement Area Assessments balance of $6,437,916 for six months each and an effective interest rate of 8.56 percent. Annual Installments to be collected include a principal amount of $7,823 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $558,688.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-F-2 on the following page, the total Major Improvement Area Administrative Expenses to be collected for 2023-24 are estimated to be $39,500.

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Table II-F-2
Major Improvement Area Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,250
PID Administrator	$25,600
Trustee	$4,500
Auditor	$1,500
Contingency	$3,650
Total	**$39,500**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2023 in the total amount of $168,170 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within the Major Improvement Area of the PID. The TIRZ Credit shall be calculated separately for each Parcel and such TIRZ Credit 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 May 31, 2023, the balance in the reserve fund was $577,224, which includes the bond reserve requirement of $560,438. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Major Improvement Area Refunding and Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of June 30, 2023, 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 May 31, 2023, the balance in the Administrative Expense Fund was $26,717. All funds are anticipated to be used until January 31, 2024. As a result, there are no funds available to reduce the Administrative Expense portion of the Annual Installment.

G. 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 $999.53 (i.e. ($558,688 + $32,190 - $10,000) ÷ 581.15 = $999.53) and the Administrative Expenses to be collected from each Equivalent Unit will be $67.97 (i.e. ($39,500 ÷ 581.15 = $67.97). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Major Improvement Area will be $1,067.50 (i.e., $999.53 + $67.97 = $1,067.50). 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 $1,067.50 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 2023-24 is shown in Table II-G-1 below.

Table II-G-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)	$1,067.50	1.00	$1,067.50
Lot Type 2 (70' Lot)	$1,067.50	0.92	$982.10
Lot Type 3 (60' Lot)	$1,067.50	0.81	$864.67
Lot Type 4 (50' Lot)	$1,067.50	0.76	$811.30
Lot Type 5 (40' Lot)	$1,067.50	0.65	$693.87
Lot Type 6 (25' Lot)	$1,067.50	0.47	$501.72

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix E-1.

H. 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-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 #2 Refunding and Improvement Bonds. The effective interest rate on the Improvement Area #2 Refunding and Improvement Bonds is 5.75 percent per annum for 2023-24. 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 (5.75 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Improvement Area #2 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-H-1 on the following page.

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Table II-H-1
Budget for the Improvement Area #2 Annual Installments to be Collected for 2023-24

Descriptions	Improvement Area #2 Refunding and Improvement Bonds
Interest payment on March 1, 2024	$338,214
Interest payment on September 1, 2024	$338,214
Principal payment on September 1, 2024	$225,000
Subtotal debt service on bonds	*$901,429*
Administrative Expenses	$36,300
Excess interest for prepayment and delinquency reserves	$58,820
Subtotal Expenses	*$996,548*
Available TIRZ Credit	($458,809)
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($468,809)*
Annual Installments	**$527,739**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $338,214 and on September 1, 2024 in the amount of $338,214 which equal interest on the outstanding Improvement Area #2 Assessments balance of $11,763,965 for six months each and an effective interest rate of 5.75 percent. Annual Installments to be collected include a principal amount of $225,000 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $901,429.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-H-2 on the following page, the Improvement Area #2 total Administrative Expenses to be collected for 2023-24 are estimated to be $36,300.

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Table II-H-2
Improvement Area #2 Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$4,250
PID Administrator	$22,700
Trustee	$4,500
Auditor	$1,500
Contingency	$3,350
Total	**$36,300**

Available TIRZ Credit

According to the Town, there have been TIRZ increments collected in tax year 2021 in the total amount of $458,809 that are available to be used as TIRZ Credit in 2023-24 for the respective Parcels within Improvement Area #2 of the PID. The TIRZ Credit shall be calculated separately for each Parcel and such TIRZ Credit 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 May 31, 2023, the balance in the reserve fund was $932,200, which includes the bond reserve requirement of $905,125. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Improvement Area #2 Refunding and Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of May 31, 2023, 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 May 31, 2023, the balance in the Administrative Expense fund was $42,874. All funds are anticipated to be used until January 31, 2024. As a result, there are no funds available to reduce the Administrative Expense portion of the Annual Installment.

I. 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 $3,022.80 (i.e. ($901,429 + $58,820 - $10,000) ÷ 314.36 = $3,022.80) and the Administrative Expenses to be collected from each Equivalent Unit will be $115.47 (i.e. $36,300 ÷ 314.36 = $115.47). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #2 will be $3,138.27 (i.e., $3,022.80 + $115.47 = $3,138.27). 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 $3,138.27 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 2023-24 is shown in Table II-I-1 below.

Table II-I-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)	$3,138.27	0.81	$2,542.00
Lot Type 4 (50' Lot)	$3,138.27	0.76	$2,385.09
Lot Type 5 (40' Lot)	$3,138.27	0.65	$2,039.88

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix F-1.

J. 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-four (24) 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 3.30 percent per annum for 2023-24. 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 (3.30 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 2023-24

The budget for Improvement Area #3 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-J-1 on the following page.

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Table II-J-1
Budget for the Improvement Area #3 Annual Installments to be Collected for 2023-24

Descriptions	Improvement Area #3 Bonds
Interest payment on March 1, 2024	$84,666
Interest payment on September 1, 2024	$84,666
Principal payment on September 1, 2024	$153,000
Subtotal debt service on bonds	*$322,331*
Administrative Expenses	$38,900
Excess interest for prepayment and delinquency reserves	$25,675
Subtotal Expenses	*$386,906*
Available reserve fund income	($5,000)
Available capitalized interest account	$0
Available Administrative Expense account	($10,000)
Subtotal funds available	*($15,000)*
Annual Installments	**$371,906**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $84,666 and on September 1, 2024 in the amount of $84,666 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 3.30 percent. Annual Installments to be collected include a principal amount of $153,000 due on September 1, 2024. As a result, total Annual Installments to be collected for principal and interest in 2023-24 is estimated to be equal to $322,331.

Administrative Expenses

Administrative Expenses include the Town, PID Administrator, Trustee, Auditor expenses and contingency fees. As shown in Table II-J-2 on the following page, the Improvement Area #3 total Administrative Expenses to be collected for 2023-24 are estimated to be $38,900.

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Table II-J-2
Improvement Area #3 Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	4,250
PID Administrator	$25,000
Trustee	$4,500
Auditor	$1,500
Contingency	$3,650
Total	**$38,900**

Available Reserve Fund Income

As of May 31, 2023, the balance in the reserve fund was $331,765, which includes the bond reserve requirement of $322,894. As a result, there is a partial credit of $5,000 in excess funds available to pay a portion of the Improvement Area #3 Improvement Bonds debt service for 2023-24.

Available Capitalized Interest Account

As of May 31, 2023, the Trustee reported that the capitalized interest fund been fully expended. As a result, there is no credit to reduce the 2023-24 Annual Installment.

Available Administrative Expense Account

As of May 31, 2023, there were no funds in the Administrative Expense Account. As a result, there is a partial credit of $10,000 available to reduce the Administrative Expense portion of the 2023-24 Annual Installment.

K. ANNUAL INSTALLMENT 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 $2,081.98 (i.e. ($322,331 + $25,675 - $5,000) ÷ 164.75 = $2,081.98) and the Administrative Expenses to be collected from each Equivalent Unit will be $175.42 (i.e. ($38,900 - $10,000) ÷ 164.75 = $175.42). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #3 will be $2,257.40 (i.e., $2,081.98 + $175.42 = $2,257.40). 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 $2,257.40 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 2023-24 is shown in Table II-K-1 on the following page.

Table II-K-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)	$2,257.40	0.81	$1,828.49
Lot Type 4 (50' Lot)	$2,257.40	0.76	$1,715.62
Lot Type 5 (40' Lot)	$2,257.40	0.65	$1,467.31

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 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix G.

L. 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 Central Appraisal District 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.

According to the Denton Central Appraisal District online records, Phase #2B-2 of the PID was subdivided in 2022 and the Major Improvement Area Assessments were reallocated proportionally according to Lot Type. As shown in Table IV-A-1 below, parent Parcels 38646, 958385, 986670, 986671 were subdivided into 90 residential lots. These Lots are reflected in the Major Improvement Area Assessment Roll as shown in Appendix E-1.

Table IV-A-1
Phase #2B-2 Parcel Subdivision – Major Improvement Area

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 958385 986670 986671	90	72.90	$807,578	Various	3 (60' Lot)	0.81	90	72.90	$8,973	$807,578
Total	**90**	**72.90**	**$807,578**				**90**	**72.90**		**$807,578**

B. PREPAYMENT OF ASSESSMENTS

As of May 31, 2023, the Phase #1 Special Assessments on Parcel 662606 has paid in full. Parcel 662543 has made a partial prepayment for the Phase #1 Assessments in the amount of $10,000.

As of May 31, 2023, the Improvement Area #2 Special Assessments on Parcels 717668 and 717719 have paid their in full.

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

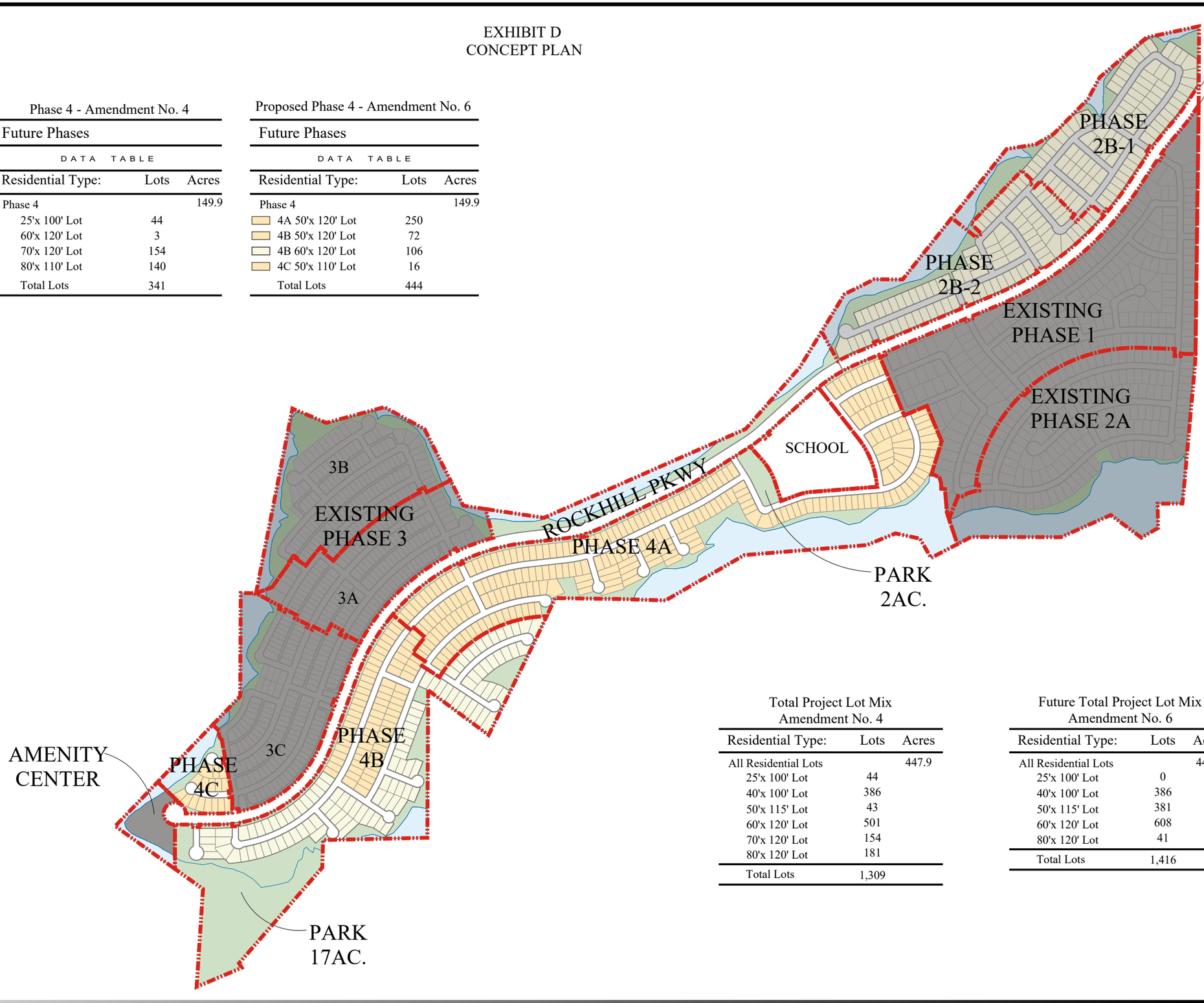
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

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

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
2023 ASSESSED VALUE

Appendix C

2023 Assessed Value

Phase	Parcels	2023 Assessed Value[1]
Phase #1	210	$125,373,045
Improvement Area #2	444	$222,465,278
Major Improvement Area	330	$126,216,357
Improvement Area #3	228	$107,366,507
Total	**1212**	**$581,421,187**

1 - Per Denton CAD records as of June 30, 2023.

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix D-1
Assessment Roll Summary - Phase #1
2023-24

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	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($782.02)	$1,833.35
662497	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,147.42)	$1,467.94
662498	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,322.73)	$1,292.64
662499	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,029.73)	$1,585.64
662500	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,369.55)	$1,245.81
662501	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,306.79)	$1,308.58
662502	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,309.52)	$1,305.84
662503	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,437.47)	$1,177.90
662504	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,611.06)	$1,004.30
662505	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,466.85)	$1,148.51
662506	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.56)	$1,499.81
662507	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,067.74)	$1,547.62
662508	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,234.36)	$1,381.00
662509	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,030.55)	$1,584.82
662510	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,393.12)	$1,222.24
662511	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,189.16)	$1,426.21
662512	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,008.14)	$1,607.23
744817[1]	1	3	0.41	$14,701.73	$400.85	$748.94	$73.51	$84.39	($521.11)	$786.57
662513[1]	1	3	0.41	$14,701.73	$400.85	$748.94	$73.51	$84.39	($620.63)	$687.05
662514	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662515	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,370.86)	$1,244.51
662516	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,224.31)	$1,391.06
662517	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,232.42)	$1,382.94
662518	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,340.11)	$1,275.25
662519	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,155.98)	$1,459.39
662520	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,240.03)	$1,375.34
662521	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,202.48)	$1,412.89
662522	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,473.67)	$1,141.70
662523	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,111.12)	$1,504.25
662524	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,267.21)	$1,348.15
662525	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,492.55)	$1,122.81
662526	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,122.99)	$1,492.38
662527	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,378.43)	$1,236.94
662528	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662529	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,775.75)	$839.62
662530	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,425.65)	$1,189.72
662531	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,227.11)	$1,388.26
662532	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,396.55)	$1,218.82
662533	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,387.82)	$1,227.55
662534	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,251.30)	$1,364.07
662535	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,136.38)	$1,478.98
662536	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,634.44)	$980.93
662537	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662538	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,371.65)	$1,243.72
662539	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,233.98)	$1,381.39
662540	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,499.04)	$1,116.33
662541	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,079.73)	$1,535.64
662542	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,501.19)	$1,114.18
662543	1	3	0.54	$19,742.22	$538.28	$1,005.71	$98.71	$168.79	($1,386.47)	$425.01
662544	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,520.61)	$1,094.75
662545	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,581.63)	$1,033.74
662546	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,332.58)	$1,282.79
662547	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662548	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,229.37)	$1,385.99
662549	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,406.95)	$1,208.42
662550	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,131.72)	$1,483.64
662551	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,298.25)	$1,317.11
662552	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,461.85)	$1,153.52
662553	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,064.56)	$1,550.81
662554	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,326.67)	$1,288.70
662555	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,249.42)	$1,365.95
662556	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,381.88)	$1,233.49
662557	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,330.63)	$1,284.73
662558	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,382.76)	$1,232.61
662559	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,116.73)	$1,498.63
662560	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,197.34)	$1,418.03
662561	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,241.13)	$1,374.24
662562	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,219.08)	$1,396.29
662563	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,174.85)	$1,440.51
662564	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,568.39)	$1,046.97
662565	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,118.17)	$1,497.20
662566	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,262.17)	$1,353.20
662567	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,224.03)	$1,391.33
662568	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,258.98)	$1,356.38
662569	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,321.60)	$1,293.76
662570	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,355.94)	$1,259.43
662571	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,387.07)	$1,228.29
662572	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,218.13)	$1,397.24
662573	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,322.73)	$1,292.64
662574	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,361.33)	$1,254.03
662575	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,472.53)	$1,142.84
662576	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,305.95)	$1,309.41
662577	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,431.20)	$1,184.17
662578	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,253.58)	$1,361.79
662579	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662580	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,107.24)	$1,508.12
662581	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,695.91)	$919.45
662582	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662583	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,475.15)	$1,140.22
662584	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,289.41)	$1,325.96
662585	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662586	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,097.79)	$1,517.58
662587	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,215.72)	$1,399.64
662588	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,205.37)	$1,409.99
662589	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,398.50)	$1,216.87
662590	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,367.52)	$1,247.85
662591	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,307.54)	$1,307.83
662592	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,386.14)	$1,229.23
662593	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,608.99)	$1,006.38
662594	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,354.60)	$1,260.77

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	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,423.41)	$1,191.96
662596	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,183.29)	$1,432.08
662597	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,233.14)	$1,382.23
662598	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662599	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,376.33)	$1,239.03
662600	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,172.94)	$1,442.43
662601	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($960.00)	$1,655.37
662602	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.00)	$1,500.36
662603	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,536.95)	$1,078.42
662604	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,656.79)	$958.58
662605	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,174.00)	$1,441.36
662606	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
662607	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,273.56)	$1,341.81
662608	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,014.97)	$1,600.40
662609	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,370.54)	$1,244.83
662610	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662611	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,297.23)	$1,318.14
662612	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,366.01)	$1,249.36
662613	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,166.55)	$1,448.82
662614	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,063.64)	$1,551.73
662615	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,197.33)	$1,418.03
662616	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,181.62)	$1,433.75
662617	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,274.92)	$1,340.45
662618	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,252.26)	$1,363.10
662619	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,315.49)	$1,299.88
662620	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,246.23)	$1,369.14
662621	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.56)	$1,499.81
662622	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,331.28)	$1,284.09
662623	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,572.91)	$1,042.45
662624	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,381.22)	$1,234.15
662625	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,410.83)	$1,204.54
662626	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,272.69)	$1,342.68
662627	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($595.16)	$2,020.21
662628	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,431.93)	$1,183.44
662629	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,244.64)	$1,370.73
662630	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($885.91)	$1,729.46
662631	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,151.11)	$1,464.25
662632	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,349.15)	$1,266.21
662633	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,379.06)	$1,236.31
662634	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,059.35)	$1,556.02
662635	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662636	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,145.98)	$1,469.38
662637	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,227.11)	$1,388.26
662638	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,747.20)	$868.16
662639	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,396.04)	$1,219.33
662640	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,455.00)	$1,160.37
662641	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,324.12)	$1,291.25
662642	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,485.77)	$1,129.59
662643	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,223.32)	$1,392.05
662644	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,246.86)	$1,368.51
662645	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,425.98)	$1,189.39
662646	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,242.03)	$1,373.34
662647	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,383.36)	$1,232.01
662648	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,533.04)	$1,082.33
662649	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,320.44)	$1,294.93
662650	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,310.56)	$1,304.81
662651	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,115.56)	$1,499.81
662652	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,179.83)	$1,435.54
662653	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,085.39)	$1,529.98
662654	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,218.79)	$1,396.58
662655	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,781.29)	$1,447.56
662656	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	$0.00	$3,228.85
662657	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,072.19)	$2,156.66
662658	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,440.02)	$1,788.83
662659	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,878.12)	$1,350.73
662660	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,387.97)	$1,840.88
662661	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,363.84)	$1,865.00
662662	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,190.09)	$2,038.76
662663	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,556.78)	$1,672.07
662664	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,785.96)	$1,442.89
662665	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,384.88)	$1,843.97
662666	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,341.85)	$1,887.00
662667	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,601.83)	$1,627.02
662668	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,542.65)	$1,686.20
662669	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,347.36)	$1,881.49
662670	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	$0.00	$3,228.85
662671	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,312.44)	$1,916.41
662672	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,129.32)	$2,099.53
662673	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,402.41)	$1,826.44
662674	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,566.48)	$1,662.36
662675	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,198.88)	$2,029.97
662676	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
662677	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,057.49)	$1,557.88
662678	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,519.09)	$1,096.27
662679	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,202.48)	$1,412.89
662680	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,547.79)	$1,067.57
662681	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,020.98)	$1,594.39
662682	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,214.04)	$1,401.33
662683	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,091.18)	$1,524.18
662684	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,019.94)	$1,595.43
662685	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	$0.00	$2,615.37
662686	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,322.73)	$1,292.64
662687	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,199.10)	$1,416.27
662688	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,632.88)	$982.49
662689	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,796.48)	$1,432.37
662690	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,435.81)	$1,793.04
662691	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,504.26)	$1,724.59
662692	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,205.53)	$2,023.32
662693	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,286.71)	$1,942.14
662694	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,153.49)	$2,075.36
662695	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,243.04)	$1,985.80
662696	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,414.45)	$1,814.40
662697	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,338.81)	$1,890.04
662698	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,318.65)	$1,910.20

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	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,906.88)	$1,321.96
662700	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,609.87)	$1,618.98
662701	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,545.27)	$1,683.58
662702	1	3	0.81	$29,403.47	$801.69	$1,497.87	$147.02	$168.79	($1,370.54)	$1,244.83
662703	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,197.69)	$2,031.16
662704	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,446.63)	$1,782.22
662705	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	$0.00	$3,228.85
662706	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,354.60)	$1,874.25
662707	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,671.18)	$1,557.67
662708	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,304.01)	$1,924.84
662709	1	1	1.00	$36,300.58	$989.74	$1,849.22	$181.50	$208.38	($1,360.97)	$1,867.87
662710	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**210**		**176.81**	**$6,418,445.12**	**$175,000.00**	**$326,968.37**	**$32,092.23**	**$36,900.00**	**($260,578.72)**	**$310,381.88**

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 – 2023-24

Appendix D-2
TIRZ Credit Calculation - Phase #1
2023-24

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
662496	$0.00	$1,700.04	$1,700.04	($782.02)	($782.02)
662497	$0.00	$2,494.40	$2,494.40	($1,147.42)	($1,147.42)
662498	$0.00	$2,875.49	$2,875.49	($1,322.73)	($1,322.73)
662499	$0.00	$2,238.54	$2,238.54	($1,029.73)	($1,029.73)
662500	$0.00	$2,977.29	$2,977.29	($1,369.55)	($1,369.55)
662501	$0.00	$2,840.85	$2,840.85	($1,306.79)	($1,306.79)
662502	$0.00	$2,846.79	$2,846.79	($1,309.52)	($1,309.52)
662503	$0.00	$3,124.93	$3,124.93	($1,437.47)	($1,437.47)
662504	$0.00	$3,502.31	$3,502.31	($1,611.06)	($1,611.06)
662505	$0.00	$3,188.81	$3,188.81	($1,466.85)	($1,466.85)
662506	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
662507	$0.00	$2,321.18	$2,321.18	($1,067.74)	($1,067.74)
662508	$0.00	$2,683.40	$2,683.40	($1,234.36)	($1,234.36)
662509	$0.00	$2,240.33	$2,240.33	($1,030.55)	($1,030.55)
662510	$0.00	$3,028.53	$3,028.53	($1,393.12)	($1,393.12)
662511	$0.00	$2,585.13	$2,585.13	($1,189.16)	($1,189.16)
662512	$0.00	$2,191.60	$2,191.60	($1,008.14)	($1,008.14)
744817[1]	$0.00	$1,132.85	$1,132.85	($521.11)	($521.11)
662513[1]	$0.00	$1,349.20	$1,349.20	($620.63)	($620.63)
662514	$0.00	$0.00	$0.00	$0.00	$0.00
662515	$0.00	$2,980.13	$2,980.13	($1,370.86)	($1,370.86)
662516	$0.00	$2,661.54	$2,661.54	($1,224.31)	($1,224.31)
662517	$0.00	$2,679.18	$2,679.18	($1,232.42)	($1,232.42)
662518	$0.00	$2,913.29	$2,913.29	($1,340.11)	($1,340.11)
662519	$0.00	$2,512.99	$2,512.99	($1,155.98)	($1,155.98)
662520	$0.00	$2,695.71	$2,695.71	($1,240.03)	($1,240.03)
662521	$0.00	$2,614.09	$2,614.09	($1,202.48)	($1,202.48)
662522	$0.00	$3,203.63	$3,203.63	($1,473.67)	($1,473.67)
662523	$0.00	$2,415.48	$2,415.48	($1,111.12)	($1,111.12)
662524	$0.00	$2,754.81	$2,754.81	($1,267.21)	($1,267.21)
662525	$0.00	$3,244.68	$3,244.68	($1,492.55)	($1,492.55)
662526	$0.00	$2,441.28	$2,441.28	($1,122.99)	($1,122.99)
662527	$0.00	$2,996.59	$2,996.59	($1,378.43)	($1,378.43)
662528	$0.00	$0.00	$0.00	$0.00	$0.00
662529	$0.00	$3,860.32	$3,860.32	($1,775.75)	($1,775.75)
662530	$0.00	$3,099.23	$3,099.23	($1,425.65)	($1,425.65)
662531	$0.00	$2,667.63	$2,667.63	($1,227.11)	($1,227.11)
662532	$0.00	$3,035.97	$3,035.97	($1,396.55)	($1,396.55)
662533	$0.00	$3,016.99	$3,016.99	($1,387.82)	($1,387.82)
662534	$0.00	$2,720.22	$2,720.22	($1,251.30)	($1,251.30)
662535	$0.00	$2,470.40	$2,470.40	($1,136.38)	($1,136.38)
662536	$0.00	$3,553.12	$3,553.12	($1,634.44)	($1,634.44)
662537	$0.00	$0.00	$0.00	$0.00	$0.00
662538	$0.00	$2,981.85	$2,981.85	($1,371.65)	($1,371.65)
662539	$0.00	$2,682.56	$2,682.56	($1,233.98)	($1,233.98)
662540	$0.00	$3,258.78	$3,258.78	($1,499.04)	($1,499.04)
662541	$0.00	$2,347.23	$2,347.23	($1,079.73)	($1,079.73)
662542	$0.00	$3,263.46	$3,263.46	($1,501.19)	($1,501.19)
662543	$0.00	$3,014.07	$3,014.07	($1,386.47)	($1,386.47)
662544	$0.00	$3,305.68	$3,305.68	($1,520.61)	($1,520.61)
662545	$0.00	$3,438.33	$3,438.33	($1,581.63)	($1,581.63)
662546	$0.00	$2,896.91	$2,896.91	($1,332.58)	($1,332.58)
662547	$0.00	$0.00	$0.00	$0.00	$0.00
662548	$0.00	$2,672.55	$2,672.55	($1,229.37)	($1,229.37)
662549	$0.00	$3,058.59	$3,058.59	($1,406.95)	($1,406.95)
662550	$0.00	$2,460.27	$2,460.27	($1,131.72)	($1,131.72)
662551	$0.00	$2,822.29	$2,822.29	($1,298.25)	($1,298.25)
662552	$0.00	$3,177.93	$3,177.93	($1,461.85)	($1,461.85)
662553	$0.00	$2,314.25	$2,314.25	($1,064.56)	($1,064.56)
662554	$0.00	$2,884.07	$2,884.07	($1,326.67)	($1,326.67)
662555	$0.00	$2,716.13	$2,716.13	($1,249.42)	($1,249.42)
662556	$0.00	$3,004.09	$3,004.09	($1,381.88)	($1,381.88)
662557	$0.00	$2,892.68	$2,892.68	($1,330.63)	($1,330.63)
662558	$0.00	$3,006.00	$3,006.00	($1,382.76)	($1,382.76)
662559	$0.00	$2,427.68	$2,427.68	($1,116.73)	($1,116.73)
662560	$0.00	$2,602.91	$2,602.91	($1,197.34)	($1,197.34)
662561	$0.00	$2,698.11	$2,698.11	($1,241.13)	($1,241.13)
662562	$0.00	$2,650.17	$2,650.17	($1,219.08)	($1,219.08)
662563	$0.00	$2,554.03	$2,554.03	($1,174.85)	($1,174.85)
662564	$0.00	$3,409.55	$3,409.55	($1,568.39)	($1,568.39)
662565	$0.00	$2,430.80	$2,430.80	($1,118.17)	($1,118.17)
662566	$0.00	$2,743.84	$2,743.84	($1,262.17)	($1,262.17)
662567	$0.00	$2,660.94	$2,660.94	($1,224.03)	($1,224.03)
662568	$0.00	$2,736.92	$2,736.92	($1,258.98)	($1,258.98)
662569	$0.00	$2,873.05	$2,873.05	($1,321.60)	($1,321.60)
662570	$0.00	$2,947.69	$2,947.69	($1,355.94)	($1,355.94)
662571	$0.00	$3,015.38	$3,015.38	($1,387.07)	($1,387.07)
662572	$0.00	$2,648.10	$2,648.10	($1,218.13)	($1,218.13)
662573	$0.00	$2,875.49	$2,875.49	($1,322.73)	($1,322.73)
662574	$0.00	$2,959.42	$2,959.42	($1,361.33)	($1,361.33)
662575	$0.00	$3,201.15	$3,201.15	($1,472.53)	($1,472.53)
662576	$0.00	$2,839.03	$2,839.03	($1,305.95)	($1,305.95)
662577	$0.00	$3,111.30	$3,111.30	($1,431.20)	($1,431.20)
662578	$0.00	$2,725.17	$2,725.17	($1,253.58)	($1,253.58)
662579	$0.00	$0.00	$0.00	$0.00	$0.00
662580	$0.00	$2,407.05	$2,407.05	($1,107.24)	($1,107.24)
662581	$0.00	$3,686.77	$3,686.77	($1,695.91)	($1,695.91)
662582	$0.00	$0.00	$0.00	$0.00	$0.00
662583	$0.00	$3,206.85	$3,206.85	($1,475.15)	($1,475.15)
662584	$0.00	$2,803.06	$2,803.06	($1,289.41)	($1,289.41)
662585	$0.00	$0.00	$0.00	$0.00	$0.00
662586	$0.00	$2,386.50	$2,386.50	($1,097.79)	($1,097.79)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
662587	$0.00	$2,642.88	$2,642.88	($1,215.72)	($1,215.72)
662588	$0.00	$2,620.38	$2,620.38	($1,205.37)	($1,205.37)
662589	$0.00	$3,040.22	$3,040.22	($1,398.50)	($1,398.50)
662590	$0.00	$2,972.86	$2,972.86	($1,367.52)	($1,367.52)
662591	$0.00	$2,842.47	$2,842.47	($1,307.54)	($1,307.54)
662592	$0.00	$3,013.35	$3,013.35	($1,386.14)	($1,386.14)
662593	$0.00	$3,497.80	$3,497.80	($1,608.99)	($1,608.99)
662594	$0.00	$2,944.78	$2,944.78	($1,354.60)	($1,354.60)
662595	$0.00	$3,094.36	$3,094.36	($1,423.41)	($1,423.41)
662596	$0.00	$2,572.36	$2,572.36	($1,183.29)	($1,183.29)
662597	$0.00	$2,680.73	$2,680.73	($1,233.14)	($1,233.14)
662598	$0.00	$0.00	$0.00	$0.00	$0.00
662599	$0.00	$2,992.03	$2,992.03	($1,376.33)	($1,376.33)
662600	$0.00	$2,549.87	$2,549.87	($1,172.94)	($1,172.94)
662601	$0.00	$2,086.95	$2,086.95	($960.00)	($960.00)
662602	$0.00	$2,423.92	$2,423.92	($1,115.00)	($1,115.00)
662603	$0.00	$3,341.20	$3,341.20	($1,536.95)	($1,536.95)
662604	$0.00	$3,601.71	$3,601.71	($1,656.79)	($1,656.79)
662605	$0.00	$2,552.18	$2,552.18	($1,174.00)	($1,174.00)
662606	$0.00	$0.00	$0.00	$0.00	PREPAID
662607	$0.00	$2,768.61	$2,768.61	($1,273.56)	($1,273.56)
662608	$0.00	$2,206.45	$2,206.45	($1,014.97)	($1,014.97)
662609	$0.00	$2,979.43	$2,979.43	($1,370.54)	($1,370.54)
662610	$0.00	$0.00	$0.00	$0.00	$0.00
662611	$0.00	$2,820.06	$2,820.06	($1,297.23)	($1,297.23)
662612	$0.00	$2,969.58	$2,969.58	($1,366.01)	($1,366.01)
662613	$0.00	$2,535.98	$2,535.98	($1,166.55)	($1,166.55)
662614	$0.00	$2,312.26	$2,312.26	($1,063.64)	($1,063.64)
662615	$0.00	$2,602.90	$2,602.90	($1,197.33)	($1,197.33)
662616	$0.00	$2,568.74	$2,568.74	($1,181.62)	($1,181.62)
662617	$0.00	$2,771.56	$2,771.56	($1,274.92)	($1,274.92)
662618	$0.00	$2,722.31	$2,722.31	($1,252.26)	($1,252.26)
662619	$0.00	$2,859.75	$2,859.75	($1,315.49)	($1,315.49)
662620	$0.00	$2,709.20	$2,709.20	($1,246.23)	($1,246.23)
662621	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
662622	$0.00	$2,894.08	$2,894.08	($1,331.28)	($1,331.28)
662623	$0.00	$3,419.38	$3,419.38	($1,572.91)	($1,572.91)
662624	$0.00	$3,002.65	$3,002.65	($1,381.22)	($1,381.22)
662625	$0.00	$3,067.02	$3,067.02	($1,410.83)	($1,410.83)
662626	$0.00	$2,766.71	$2,766.71	($1,272.69)	($1,272.69)
662627	$0.00	$1,293.83	$1,293.83	($595.16)	($595.16)
662628	$0.00	$3,112.89	$3,112.89	($1,431.93)	($1,431.93)
662629	$0.00	$2,705.74	$2,705.74	($1,244.64)	($1,244.64)
662630	$0.00	$1,925.89	$1,925.89	($885.91)	($885.91)
662631	$0.00	$2,502.42	$2,502.42	($1,151.11)	($1,151.11)
662632	$0.00	$2,932.94	$2,932.94	($1,349.15)	($1,349.15)
662633	$0.00	$2,997.95	$2,997.95	($1,379.06)	($1,379.06)
662634	$0.00	$2,302.93	$2,302.93	($1,059.35)	($1,059.35)
662635	$0.00	$0.00	$0.00	$0.00	$0.00
662636	$0.00	$2,491.27	$2,491.27	($1,145.98)	($1,145.98)
662637	$0.00	$2,667.63	$2,667.63	($1,227.11)	($1,227.11)
662638	$0.00	$3,798.27	$3,798.27	($1,747.20)	($1,747.20)
662639	$0.00	$3,034.86	$3,034.86	($1,396.04)	($1,396.04)
662640	$0.00	$3,163.04	$3,163.04	($1,455.00)	($1,455.00)
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	$2,659.39	$2,659.39	($1,223.32)	($1,223.32)
662644	$0.00	$2,710.57	$2,710.57	($1,246.86)	($1,246.86)
662645	$0.00	$3,099.96	$3,099.96	($1,425.98)	($1,425.98)
662646	$0.00	$2,700.07	$2,700.07	($1,242.03)	($1,242.03)
662647	$0.00	$3,007.30	$3,007.30	($1,383.36)	($1,383.36)
662648	$0.00	$3,332.69	$3,332.69	($1,533.04)	($1,533.04)
662649	$0.00	$2,870.52	$2,870.52	($1,320.44)	($1,320.44)
662650	$0.00	$2,849.04	$2,849.04	($1,310.56)	($1,310.56)
662651	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
662652	$0.00	$2,564.85	$2,564.85	($1,179.83)	($1,179.83)
662653	$0.00	$2,359.54	$2,359.54	($1,085.39)	($1,085.39)
662654	$0.00	$2,649.54	$2,649.54	($1,218.79)	($1,218.79)
662655	$0.00	$3,872.36	$3,872.36	($1,781.29)	($1,781.29)
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	$3,130.48	$3,130.48	($1,440.02)	($1,440.02)
662659	$0.00	$4,082.86	$4,082.86	($1,878.12)	($1,878.12)
662660	$0.00	$3,017.33	$3,017.33	($1,387.97)	($1,387.97)
662661	$0.00	$2,964.88	$2,964.88	($1,363.84)	($1,363.84)
662662	$0.00	$2,587.15	$2,587.15	($1,190.09)	($1,190.09)
662663	$0.00	$3,384.31	$3,384.31	($1,556.78)	($1,556.78)
662664	$0.00	$3,882.52	$3,882.52	($1,785.96)	($1,785.96)
662665	$0.00	$3,010.61	$3,010.61	($1,384.88)	($1,384.88)
662666	$0.00	$2,917.07	$2,917.07	($1,341.85)	($1,341.85)
662667	$0.00	$3,482.23	$3,482.23	($1,601.83)	($1,601.83)
662668	$0.00	$3,353.59	$3,353.59	($1,542.65)	($1,542.65)
662669	$0.00	$2,929.04	$2,929.04	($1,347.36)	($1,347.36)
662670	$0.00	$0.00	$0.00	$0.00	$0.00
662671	$0.00	$2,853.13	$2,853.13	($1,312.44)	($1,312.44)
662672	$0.00	$2,455.04	$2,455.04	($1,129.32)	($1,129.32)
662673	$0.00	$3,048.72	$3,048.72	($1,402.41)	($1,402.41)
662674	$0.00	$3,405.40	$3,405.40	($1,566.48)	($1,566.48)
662675	$0.00	$2,606.25	$2,606.25	($1,198.88)	($1,198.88)
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	$3,302.38	$3,302.38	($1,519.09)	($1,519.09)
662679	$0.00	$2,614.09	$2,614.09	($1,202.48)	($1,202.48)
662680	$0.00	$3,364.77	$3,364.77	($1,547.79)	($1,547.79)
662681	$0.00	$2,219.52	$2,219.52	($1,020.98)	($1,020.98)
662682	$0.00	$2,639.21	$2,639.21	($1,214.04)	($1,214.04)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
662683	$0.00	$2,372.14	$2,372.14	($1,091.18)	($1,091.18)
662684	$0.00	$2,217.25	$2,217.25	($1,019.94)	($1,019.94)
662685	$0.00	$0.00	$0.00	$0.00	$0.00
662686	$0.00	$2,875.49	$2,875.49	($1,322.73)	($1,322.73)
662687	$0.00	$2,606.73	$2,606.73	($1,199.10)	($1,199.10)
662688	$0.00	$3,549.73	$3,549.73	($1,632.88)	($1,632.88)
662689	$0.00	$3,905.39	$3,905.39	($1,796.48)	($1,796.48)
662690	$0.00	$3,121.32	$3,121.32	($1,435.81)	($1,435.81)
662691	$0.00	$3,270.13	$3,270.13	($1,504.26)	($1,504.26)
662692	$0.00	$2,620.71	$2,620.71	($1,205.53)	($1,205.53)
662693	$0.00	$2,797.20	$2,797.20	($1,286.71)	($1,286.71)
662694	$0.00	$2,507.58	$2,507.58	($1,153.49)	($1,153.49)
662695	$0.00	$2,702.27	$2,702.27	($1,243.04)	($1,243.04)
662696	$0.00	$3,074.89	$3,074.89	($1,414.45)	($1,414.45)
662697	$0.00	$2,910.45	$2,910.45	($1,338.81)	($1,338.81)
662698	$0.00	$2,866.63	$2,866.63	($1,318.65)	($1,318.65)
662699	$0.00	$4,145.40	$4,145.40	($1,906.88)	($1,906.88)
662700	$0.00	$3,499.71	$3,499.71	($1,609.87)	($1,609.87)
662701	$0.00	$3,359.29	$3,359.29	($1,545.27)	($1,545.27)
662702	$0.00	$2,979.43	$2,979.43	($1,370.54)	($1,370.54)
662703	$0.00	$2,603.67	$2,603.67	($1,197.69)	($1,197.69)
662704	$0.00	$3,144.85	$3,144.85	($1,446.63)	($1,446.63)
662705	$0.00	$0.00	$0.00	$0.00	$0.00
662706	$0.00	$2,944.78	$2,944.78	($1,354.60)	($1,354.60)
662707	$0.00	$3,633.00	$3,633.00	($1,671.18)	($1,671.18)
662708	$0.00	$2,834.81	$2,834.81	($1,304.01)	($1,304.01)
662709	$0.00	$2,958.64	$2,958.64	($1,360.97)	($1,360.97)
662710	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**$0.00**	**$566,475.47**	**$566,475.47**	**($260,578.72)**	**($260,578.72)**

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 – 2023-24

Appendix E-1
Assessment Roll Summary - Major Improvement Area
2023-24

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
584981	24	60,50	Various	18.94	$209,815.25	$254.94	$17,627.09	$1,049.08	$1,287.33	($1,071.34)	$19,147.09
986672	193	50	4	146.68	$1,624,905.03	$1,974.37	$136,512.22	$8,124.53	$9,969.65	($8,741.24)	$147,839.52
986673	57	50	4	43.32	$479,894.23	$583.10	$40,317.08	$2,399.47	$2,944.40	($2,928.33)	$43,315.73
986674	154	60,50	Various	121.64	$1,347,514.64	$1,637.32	$113,207.98	$6,737.57	$8,267.71	($11,490.12)	$118,360.46
986675	17	50	4	12.92	$143,126.35	$173.91	$12,024.39	$715.63	$878.16	($1,088.66)	$12,703.43
757670	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757669	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757668	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757667	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757666	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757665	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757664	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757663	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757662	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757661	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757660	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757659	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757658	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757657	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757656	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757655	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757654	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757653	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757652	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757651	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757650	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757649	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757648	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757647	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757646	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757645	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757644	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757643	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757642	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757641	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757640	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757639	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757638	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757637	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757636	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757635	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757634	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757633	1	50	4	0.76	$8,419.20	$10.23	$707.32	$42.10	$51.66	($811.30)	$0.00
757632	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757631	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757630	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757629	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757628	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757627	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757626	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757625	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757624	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757623	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757622	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757621	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757620	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757619	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757618	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757617	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757616	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($650.98)	$42.89
757615	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757614	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757613	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757612	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($420.06)	$273.81
757611	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757610	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757609	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757608	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757607	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757606	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757605	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($455.46)	$238.41

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
757604	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757603	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757602	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757601	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757600	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($422.80)	$271.08
757599	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($590.59)	$103.28
757598	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757597	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($611.41)	$82.46
757596	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757595	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($455.46)	$238.41
757594	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757593	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757592	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757591	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757590	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757589	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757588	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757587	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757586	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757585	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757584	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757583	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757582	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757581	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757580	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757579	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($691.49)	$2.38
757578	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757577	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757576	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757575	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($524.99)	$168.88
757574	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757573	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757572	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757571	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757570	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757569	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757568	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757567	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757566	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757565	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757564	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757563	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757562	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757561	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757560	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757559	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757558	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757557	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757556	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757555	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757554	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757553	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757552	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757551	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757550	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757549	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($655.50)	$38.37
757548	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757547	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757546	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757545	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	$0.00	$693.87
757544	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757543	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757542	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757541	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757540	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757539	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757538	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757537	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757536	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757535	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757534	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757533	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757532	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
757531	1	40	5	0.65	$7,200.63	$8.75	$604.94	$36.00	$44.18	($693.87)	$0.00
982616	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($861.39)	$3.28
982615	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($718.78)	$145.90
982657	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($340.75)	$523.92
982637	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($614.35)	$250.33
982654	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($477.51)	$387.16
982648	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($467.84)	$396.84
982631	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($534.96)	$329.72

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
982635	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($519.72)	$344.95
982636	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($550.40)	$314.27
982640	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($557.29)	$307.38
982641	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($477.27)	$387.40
982643	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($469.38)	$395.29
982644	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($544.33)	$320.35
982645	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($530.44)	$334.23
982628	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($465.65)	$399.03
982629	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($497.29)	$367.39
982630	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($514.50)	$350.18
982623	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($672.00)	$192.68
982624	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($489.16)	$375.51
982625	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($460.47)	$404.20
982650	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($520.50)	$344.18
982647	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($576.04)	$288.63
982655	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($709.19)	$155.49
982653	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($682.08)	$182.60
982660	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($379.34)	$485.34
982700	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($513.85)	$350.83
982701	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($511.88)	$352.80
982685	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($666.29)	$198.38
982612	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($553.52)	$311.16
982649	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($557.19)	$307.48
982619	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($806.86)	$57.81
982659	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($685.23)	$179.44
982611	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($686.96)	$177.71
982618	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($307.72)	$556.96
982620	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($665.49)	$199.18
982664	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($412.21)	$452.47
982613	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($864.67)	$0.00
982639	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($506.25)	$358.43
982642	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($503.16)	$361.51
982632	0	0	0	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
982633	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($221.20)	$643.47
982634	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($197.33)	$667.35
982646	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($598.61)	$266.06
982683	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($545.71)	$318.96
982652	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($505.37)	$359.30
982638	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($539.13)	$325.55
982621	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($864.67)	$0.00
982626	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	$0.00	$864.67
982656	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($703.58)	$161.09
982627	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($471.83)	$392.84
982661	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($656.22)	$208.45
982684	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($466.61)	$398.06
982651	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($530.76)	$333.91
982614	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($678.76)	$185.91
982617	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($747.60)	$117.08
982658	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($509.85)	$354.82
982663	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($186.17)	$678.50
982686	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($205.66)	$659.02
982687	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($215.20)	$649.48
982688	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($224.74)	$639.94
982689	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($227.75)	$636.92
982690	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.49)	$636.19
982691	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($230.36)	$634.32
982692	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($229.77)	$634.91
982693	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($231.03)	$633.64
982694	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($186.17)	$678.50
982695	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($191.02)	$673.65
982696	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($194.53)	$670.14
982697	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($444.65)	$420.02
982698	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($429.93)	$434.74
982699	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($187.74)	$676.94
982662	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($442.67)	$422.01
982665	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($193.99)	$670.68
982666	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($190.94)	$673.73
982667	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($189.30)	$675.38
982668	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.41)	$636.27
982669	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.52)	$636.16
982670	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($218.25)	$646.43
982671	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($235.99)	$628.68
982672	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($200.27)	$664.40
982673	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($207.71)	$656.97
982674	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($228.94)	$635.73
982675	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($206.14)	$658.53
982676	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($191.76)	$672.91
982677	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($186.92)	$677.76
982678	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($207.99)	$656.69
982679	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($184.63)	$680.04
982680	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($184.63)	$680.04
982681	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($405.72)	$458.95
982682	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($215.40)	$649.27
982622	0	0	0	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010092	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010016	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010103	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010085	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010057	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010091	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010107	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010051	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010075	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010076	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	TIRZ Credit	Annual Installment
1010077	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010079	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010080	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010081	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010082	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010089	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010090	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010086	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010059	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010060	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010061	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010062	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010063	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010064	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010065	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010066	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010067	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010068	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010069	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010070	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010071	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010072	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010073	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010074	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010049	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010053	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010084	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010101	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010102	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010093	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010094	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010095	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010096	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010097	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010055	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010056	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010087	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010098	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010100	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010017	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010106	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010104	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010088	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010099	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010031	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010019	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010020	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010021	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010022	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010023	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010024	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010025	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010026	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010027	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010028	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010036	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010037	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010038	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010039	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010040	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010041	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010042	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010043	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010044	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010045	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010046	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010048	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010052	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010015	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010050	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010054	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010108	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010018	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010032	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010033	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010034	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010035	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010047	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010029	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010030	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010058	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010083	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010078	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
1010105	1	60	3	0.81	$8,973.09	$10.90	$753.85	$44.87	$55.05	($66.46)	$798.21
763				**581.15**	**$6,437,916.25**	**$7,822.50**	**$540,865.00**	**$32,189.58**	**$39,500.00**	**($166,132.27)**	**$454,244.81**

APPENDIX E-2
MAJOR IMPROVEMENT AREA TIRZ CREDIT CALCULATIONS – 2023-24

Appendix E-2
TIRZ Credit Calculation - Major Improvement Area
2023-24

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
584981	$0.00	$2,329.00	$2,329.00	($1,071.34)	($1,071.34)
637221	$0.00	$0.00	$0.00	$0.00	$0.00
757531	$0.00	$3,238.40	$3,238.40	($1,489.66)	($700.03)
757532	$0.00	$1,780.88	$1,780.88	($819.20)	($700.03)
757533	$0.00	$2,364.28	$2,364.28	($1,087.57)	($700.03)
757534	$0.00	$2,242.94	$2,242.94	($1,031.75)	($700.03)
757535	$0.00	$1,782.02	$1,782.02	($819.73)	($700.03)
757536	$0.00	$2,187.11	$2,187.11	($1,006.07)	($700.03)
757537	$0.00	$2,362.30	$2,362.30	($1,086.66)	($700.03)
757538	$0.00	$2,502.61	$2,502.61	($1,151.20)	($700.03)
757539	$0.00	$2,470.13	$2,470.13	($1,136.26)	($700.03)
757540	$0.00	$2,268.81	$2,268.81	($1,043.65)	($700.03)
757541	$0.00	$1,955.81	$1,955.81	($899.67)	($700.03)
757542	$0.00	$2,662.75	$2,662.75	($1,224.87)	($700.03)
757543	$0.00	$1,751.12	$1,751.12	($805.52)	($700.03)
757544	$0.00	$2,373.02	$2,373.02	($1,091.59)	($700.03)
757545	$0.00	$0.00	$0.00	$0.00	$0.00
757546	$0.00	$2,018.80	$2,018.80	($928.65)	($700.03)
757547	$0.00	$1,866.27	$1,866.27	($858.48)	($700.03)
757548	$0.00	$2,077.22	$2,077.22	($955.52)	($700.03)
757549	$0.00	$1,425.01	$1,425.01	($655.50)	($655.50)
757550	$0.00	$1,548.05	$1,548.05	($712.10)	($700.03)
757551	$0.00	$1,511.27	$1,511.27	($695.18)	($695.18)
757552	$0.00	$2,238.29	$2,238.29	($1,029.61)	($700.03)
757553	$0.00	$1,688.91	$1,688.91	($776.90)	($700.03)
757554	$0.00	$2,242.94	$2,242.94	($1,031.75)	($700.03)
757555	$0.00	$1,660.11	$1,660.11	($763.65)	($700.03)
757556	$0.00	$2,270.56	$2,270.56	($1,044.46)	($700.03)
757557	$0.00	$2,494.38	$2,494.38	($1,147.41)	($700.03)
757558	$0.00	$2,036.41	$2,036.41	($936.75)	($700.03)
757559	$0.00	$2,242.94	$2,242.94	($1,031.75)	($700.03)
757560	$0.00	$1,851.39	$1,851.39	($851.64)	($700.03)
757561	$0.00	$2,499.73	$2,499.73	($1,149.88)	($700.03)
757562	$0.00	$1,659.46	$1,659.46	($763.35)	($700.03)
757563	$0.00	$2,123.56	$2,123.56	($976.84)	($700.03)
757564	$0.00	$2,002.63	$2,002.63	($921.21)	($700.03)
757565	$0.00	$2,236.15	$2,236.15	($1,028.63)	($700.03)
757566	$0.00	$2,227.96	$2,227.96	($1,024.86)	($700.03)
757567	$0.00	$2,036.41	$2,036.41	($936.75)	($700.03)
757568	$0.00	$1,866.27	$1,866.27	($858.48)	($700.03)
757569	$0.00	$2,622.82	$2,622.82	($1,206.50)	($700.03)
757570	$0.00	$2,034.55	$2,034.55	($935.89)	($700.03)
757571	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757572	$0.00	$2,763.81	$2,763.81	($1,271.35)	($700.03)
757573	$0.00	$2,115.24	$2,115.24	($973.01)	($700.03)
757574	$0.00	$1,866.27	$1,866.27	($858.48)	($700.03)
757575	$0.00	$1,141.29	$1,141.29	($524.99)	($524.99)
757576	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757577	$0.00	$2,500.90	$2,500.90	($1,150.41)	($700.03)
757578	$0.00	$1,745.04	$1,745.04	($802.72)	($700.03)
757579	$0.00	$1,503.24	$1,503.24	($691.49)	($691.49)
757580	$0.00	$2,741.46	$2,741.46	($1,261.07)	($700.03)
757581	$0.00	$1,865.95	$1,865.95	($858.34)	($700.03)
757582	$0.00	$2,015.11	$2,015.11	($926.95)	($700.03)
757583	$0.00	$2,116.66	$2,116.66	($973.66)	($700.03)
757584	$0.00	$2,377.32	$2,377.32	($1,093.57)	($700.03)
757585	$0.00	$2,522.23	$2,522.23	($1,160.23)	($700.03)
757586	$0.00	$2,079.71	$2,079.71	($956.67)	($700.03)
757587	$0.00	$2,379.81	$2,379.81	($1,094.71)	($700.03)
757588	$0.00	$2,409.53	$2,409.53	($1,108.38)	($700.03)
757589	$0.00	$2,387.32	$2,387.32	($1,098.17)	($700.03)
757590	$0.00	$2,051.73	$2,051.73	($943.80)	($700.03)
757591	$0.00	$2,521.04	$2,521.04	($1,159.68)	($700.03)
757592	$0.00	$2,051.48	$2,051.48	($943.68)	($700.03)
757593	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757594	$0.00	$2,755.68	$2,755.68	($1,267.61)	($700.03)
757595	$0.00	$990.13	$990.13	($455.46)	($455.46)
757596	$0.00	$2,051.48	$2,051.48	($943.68)	($700.03)
757597	$0.00	$1,329.16	$1,329.16	($611.41)	($611.41)
757598	$0.00	$1,988.49	$1,988.49	($914.71)	($700.03)
757599	$0.00	$1,283.89	$1,283.89	($590.59)	($590.59)
757600	$0.00	$919.12	$919.12	($422.80)	($422.80)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
757601	$0.00	$2,077.22	$2,077.22	($955.52)	($700.03)
757602	$0.00	$2,280.89	$2,280.89	($1,049.21)	($700.03)
757603	$0.00	$2,018.32	$2,018.32	($928.43)	($700.03)
757604	$0.00	$2,018.80	$2,018.80	($928.65)	($700.03)
757605	$0.00	$990.13	$990.13	($455.46)	($455.46)
757606	$0.00	$1,749.20	$1,749.20	($804.63)	($700.03)
757607	$0.00	$1,748.18	$1,748.18	($804.16)	($700.03)
757608	$0.00	$2,250.61	$2,250.61	($1,035.28)	($700.03)
757609	$0.00	$1,795.22	$1,795.22	($825.80)	($700.03)
757610	$0.00	$2,262.78	$2,262.78	($1,040.88)	($700.03)
757611	$0.00	$1,763.71	$1,763.71	($811.31)	($700.03)
757612	$0.00	$913.18	$913.18	($420.06)	($420.06)
757613	$0.00	$1,561.25	$1,561.25	($718.18)	($700.03)
757614	$0.00	$1,865.95	$1,865.95	($858.34)	($700.03)
757615	$0.00	$2,017.32	$2,017.32	($927.97)	($700.03)
757616	$0.00	$1,415.18	$1,415.18	($650.98)	($650.98)
757617	$0.00	$2,522.23	$2,522.23	($1,160.23)	($700.03)
757618	$0.00	$2,732.70	$2,732.70	($1,257.04)	($700.03)
757619	$0.00	$2,622.82	$2,622.82	($1,206.50)	($700.03)
757620	$0.00	$2,000.46	$2,000.46	($920.21)	($700.03)
757621	$0.00	$1,852.31	$1,852.31	($852.06)	($700.03)
757622	$0.00	$2,738.26	$2,738.26	($1,259.60)	($700.03)
757623	$0.00	$1,782.09	$1,782.09	($819.76)	($700.03)
757624	$0.00	$1,688.13	$1,688.13	($776.54)	($700.03)
757625	$0.00	$2,136.90	$2,136.90	($982.97)	($700.03)
757626	$0.00	$2,357.94	$2,357.94	($1,084.65)	($700.03)
757627	$0.00	$2,073.64	$2,073.64	($953.87)	($700.03)
757628	$0.00	$1,931.88	$1,931.88	($888.66)	($700.03)
757629	$0.00	$2,805.90	$2,805.90	($1,290.71)	($700.03)
757630	$0.00	$1,592.56	$1,592.56	($732.58)	($700.03)
757631	$0.00	$2,949.86	$2,949.86	($1,356.94)	($700.03)
757632	$0.00	$2,726.44	$2,726.44	($1,254.16)	($700.03)
757633	$0.00	$3,062.07	$3,062.07	($1,408.55)	($818.49)
757634	$0.00	$1,789.76	$1,789.76	($823.29)	($818.49)
757635	$0.00	$2,042.03	$2,042.03	($939.33)	($818.49)
757636	$0.00	$1,940.76	$1,940.76	($892.75)	($818.49)
757637	$0.00	$3,285.84	$3,285.84	($1,511.49)	($818.49)
757638	$0.00	$1,888.68	$1,888.68	($868.79)	($818.49)
757639	$0.00	$2,795.72	$2,795.72	($1,286.03)	($818.49)
757640	$0.00	$1,926.46	$1,926.46	($886.17)	($818.49)
757641	$0.00	$2,668.93	$2,668.93	($1,227.71)	($818.49)
757642	$0.00	$2,573.42	$2,573.42	($1,183.77)	($818.49)
757643	$0.00	$3,277.37	$3,277.37	($1,507.59)	($818.49)
757644	$0.00	$2,570.16	$2,570.16	($1,182.27)	($818.49)
757645	$0.00	$2,185.75	$2,185.75	($1,005.45)	($818.49)
757646	$0.00	$2,897.54	$2,897.54	($1,332.87)	($818.49)
757647	$0.00	$2,390.41	$2,390.41	($1,099.59)	($818.49)
757648	$0.00	$2,472.18	$2,472.18	($1,137.20)	($818.49)
757649	$0.00	$2,076.74	$2,076.74	($955.30)	($818.49)
757650	$0.00	$1,811.74	$1,811.74	($833.40)	($818.49)
757651	$0.00	$2,131.13	$2,131.13	($980.32)	($818.49)
757652	$0.00	$2,844.12	$2,844.12	($1,308.30)	($818.49)
757653	$0.00	$2,421.32	$2,421.32	($1,113.81)	($818.49)
757654	$0.00	$1,810.46	$1,810.46	($832.81)	($700.03)
757655	$0.00	$2,367.52	$2,367.52	($1,089.06)	($700.03)
757656	$0.00	$2,036.45	$2,036.45	($936.77)	($700.03)
757657	$0.00	$2,100.64	$2,100.64	($966.29)	($700.03)
757658	$0.00	$2,773.85	$2,773.85	($1,275.97)	($700.03)
757659	$0.00	$2,147.15	$2,147.15	($987.69)	($700.03)
757660	$0.00	$2,500.90	$2,500.90	($1,150.41)	($700.03)
757661	$0.00	$2,838.17	$2,838.17	($1,305.56)	($700.03)
757662	$0.00	$2,488.84	$2,488.84	($1,144.87)	($700.03)
757663	$0.00	$2,481.64	$2,481.64	($1,141.55)	($700.03)
757664	$0.00	$2,568.92	$2,568.92	($1,181.70)	($700.03)
757665	$0.00	$2,036.64	$2,036.64	($936.85)	($700.03)
757666	$0.00	$1,940.76	$1,940.76	($892.75)	($700.03)
757667	$0.00	$3,017.22	$3,017.22	($1,387.92)	($700.03)
757668	$0.00	$2,220.38	$2,220.38	($1,021.37)	($700.03)
757669	$0.00	$1,814.63	$1,814.63	($834.73)	($700.03)
757670	$0.00	$0.00	$0.00	$0.00	$0.00
986672	$0.00	$19,002.70	$19,002.70	($8,741.24)	($8,741.24)
986673	$0.00	$6,365.93	$6,365.93	($2,928.33)	($2,928.33)
986674	$0.00	$24,978.53	$24,978.53	($11,490.12)	($11,490.12)
986675	$0.00	$2,366.65	$2,366.65	($1,088.66)	($1,088.66)
982616	$0.00	$1,872.59	$1,872.59	($861.39)	($861.39)
982615	$0.00	$1,562.56	$1,562.56	($718.78)	($718.78)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
982657	$0.00	$740.77	$740.77	($340.75)	($340.75)
982637	$0.00	$1,335.54	$1,335.54	($614.35)	($614.35)
982654	$0.00	$1,038.07	$1,038.07	($477.51)	($477.51)
982648	$0.00	$1,017.04	$1,017.04	($467.84)	($467.84)
982631	$0.00	$1,162.95	$1,162.95	($534.96)	($534.96)
982635	$0.00	$1,129.83	$1,129.83	($519.72)	($519.72)
982636	$0.00	$1,196.53	$1,196.53	($550.40)	($550.40)
982640	$0.00	$1,211.51	$1,211.51	($557.29)	($557.29)
982641	$0.00	$1,037.55	$1,037.55	($477.27)	($477.27)
982643	$0.00	$1,020.40	$1,020.40	($469.38)	($469.38)
982644	$0.00	$1,183.32	$1,183.32	($544.33)	($544.33)
982645	$0.00	$1,153.13	$1,153.13	($530.44)	($530.44)
982628	$0.00	$1,012.28	$1,012.28	($465.65)	($465.65)
982629	$0.00	$1,081.06	$1,081.06	($497.29)	($497.29)
982630	$0.00	$1,118.47	$1,118.47	($514.50)	($514.50)
982623	$0.00	$1,460.86	$1,460.86	($672.00)	($672.00)
982624	$0.00	$1,063.40	$1,063.40	($489.16)	($489.16)
982625	$0.00	$1,001.03	$1,001.03	($460.47)	($460.47)
982650	$0.00	$1,131.52	$1,131.52	($520.50)	($520.50)
982647	$0.00	$1,252.27	$1,252.27	($576.04)	($576.04)
982655	$0.00	$1,541.71	$1,541.71	($709.19)	($709.19)
982653	$0.00	$1,482.78	$1,482.78	($682.08)	($682.08)
982660	$0.00	$824.65	$824.65	($379.34)	($379.34)
982700	$0.00	$1,117.06	$1,117.06	($513.85)	($513.85)
982701	$0.00	$1,112.78	$1,112.78	($511.88)	($511.88)
982685	$0.00	$1,448.46	$1,448.46	($666.29)	($666.29)
982612	$0.00	$1,203.30	$1,203.30	($553.52)	($553.52)
982649	$0.00	$1,211.29	$1,211.29	($557.19)	($557.19)
982619	$0.00	$1,754.05	$1,754.05	($806.86)	($806.86)
982659	$0.00	$1,489.64	$1,489.64	($685.23)	($685.23)
982611	$0.00	$1,493.39	$1,493.39	($686.96)	($686.96)
982618	$0.00	$668.95	$668.95	($307.72)	($307.72)
982620	$0.00	$1,446.72	$1,446.72	($665.49)	($665.49)
982664	$0.00	$896.10	$896.10	($412.21)	($412.21)
982613	$0.00	$1,911.09	$1,911.09	($879.10)	($872.34)
982639	$0.00	$1,100.54	$1,100.54	($506.25)	($506.25)
982642	$0.00	$1,093.83	$1,093.83	($503.16)	($503.16)
982632	$0.00	$0.00	$0.00	$0.00	$0.00
982633	$0.00	$480.87	$480.87	($221.20)	($221.20)
982634	$0.00	$428.97	$428.97	($197.33)	($197.33)
982646	$0.00	$1,301.33	$1,301.33	($598.61)	($598.61)
982683	$0.00	$1,186.33	$1,186.33	($545.71)	($545.71)
982652	$0.00	$1,098.63	$1,098.63	($505.37)	($505.37)
982638	$0.00	$1,172.02	$1,172.02	($539.13)	($539.13)
982621	$0.00	$2,480.92	$2,480.92	($1,141.22)	($872.34)
982626	$0.00	$0.00	$0.00	$0.00	$0.00
982656	$0.00	$1,529.53	$1,529.53	($703.58)	($703.58)
982627	$0.00	$1,025.72	$1,025.72	($471.83)	($471.83)
982661	$0.00	$1,426.57	$1,426.57	($656.22)	($656.22)
982684	$0.00	$1,014.37	$1,014.37	($466.61)	($466.61)
982651	$0.00	$1,153.83	$1,153.83	($530.76)	($530.76)
982614	$0.00	$1,475.57	$1,475.57	($678.76)	($678.76)
982617	$0.00	$1,625.21	$1,625.21	($747.60)	($747.60)
982658	$0.00	$1,108.37	$1,108.37	($509.85)	($509.85)
982663	$0.00	$404.72	$404.72	($186.17)	($186.17)
982686	$0.00	$447.08	$447.08	($205.66)	($205.66)
982687	$0.00	$467.82	$467.82	($215.20)	($215.20)
982688	$0.00	$488.56	$488.56	($224.74)	($224.74)
982689	$0.00	$495.11	$495.11	($227.75)	($227.75)
982690	$0.00	$496.71	$496.71	($228.49)	($228.49)
982691	$0.00	$500.78	$500.78	($230.36)	($230.36)
982692	$0.00	$499.49	$499.49	($229.77)	($229.77)
982693	$0.00	$502.24	$502.24	($231.03)	($231.03)
982694	$0.00	$404.72	$404.72	($186.17)	($186.17)
982695	$0.00	$415.26	$415.26	($191.02)	($191.02)
982696	$0.00	$422.89	$422.89	($194.53)	($194.53)
982697	$0.00	$966.63	$966.63	($444.65)	($444.65)
982698	$0.00	$934.64	$934.64	($429.93)	($429.93)
982699	$0.00	$408.12	$408.12	($187.74)	($187.74)
982662	$0.00	$962.32	$962.32	($442.67)	($442.67)
982665	$0.00	$421.72	$421.72	($193.99)	($193.99)
982666	$0.00	$415.09	$415.09	($190.94)	($190.94)
982667	$0.00	$411.52	$411.52	($189.30)	($189.30)
982668	$0.00	$496.54	$496.54	($228.41)	($228.41)
982669	$0.00	$496.78	$496.78	($228.52)	($228.52)
982670	$0.00	$474.45	$474.45	($218.25)	($218.25)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
982671	$0.00	$513.03	$513.03	($235.99)	($235.99)
982672	$0.00	$435.38	$435.38	($200.27)	($200.27)
982673	$0.00	$451.54	$451.54	($207.71)	($207.71)
982674	$0.00	$497.70	$497.70	($228.94)	($228.94)
982675	$0.00	$448.14	$448.14	($206.14)	($206.14)
982676	$0.00	$416.87	$416.87	($191.76)	($191.76)
982677	$0.00	$406.34	$406.34	($186.92)	($186.92)
982678	$0.00	$452.15	$452.15	($207.99)	($207.99)
982679	$0.00	$401.37	$401.37	($184.63)	($184.63)
982680	$0.00	$401.37	$401.37	($184.63)	($184.63)
982681	$0.00	$882.00	$882.00	($405.72)	($405.72)
982682	$0.00	$468.27	$468.27	($215.40)	($215.40)
982622	$0.00	$0.00	$0.00	$0.00	$0.00
1010092	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010016	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010103	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010085	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010057	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010091	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010107	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010051	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010075	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010076	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010077	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010079	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010080	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010081	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010082	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010089	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010090	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010086	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010059	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010060	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010061	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010062	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010063	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010064	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010065	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010066	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010067	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010068	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010069	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010070	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010071	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010072	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010073	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010074	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010049	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010053	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010084	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010101	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010102	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010093	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010094	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010095	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010096	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010097	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010055	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010056	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010087	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010098	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010100	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010017	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010106	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010104	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010088	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010099	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010031	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010019	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010020	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010021	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010022	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010023	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010024	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010025	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010026	$0.00	$144.48	$144.48	($66.46)	($66.46)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
1010027	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010028	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010036	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010037	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010038	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010039	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010040	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010041	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010042	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010043	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010044	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010045	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010046	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010048	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010052	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010015	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010050	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010054	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010108	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010018	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010032	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010033	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010034	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010035	$0.00	$0.00	$0.00	$0.00	$0.00
1010047	$0.00	$0.00	$0.00	$0.00	$0.00
1010029	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010030	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010058	$0.00	$0.00	$0.00	$0.00	$0.00
1010083	$0.00	$0.00	$0.00	$0.00	$0.00
1010078	$0.00	$144.48	$144.48	($66.46)	($66.46)
1010105	$0.00	$144.48	$144.48	($66.46)	($66.46)
Total	**$0.00**	**$447,831.22**	**$447,831.22**	**($206,002.36)**	**($166,952.03)**

APPENDIX F-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2023-24

Appendix F-1
Assessment Roll Summary - Improvement Area #2
2023-24

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	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,166.55)	$1,375.45
727064	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,139.46)	$1,402.55
727065	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,356.27)	$1,185.73
727066	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,447.99)	$1,094.01
727067	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,442.60)	$1,099.40
727068	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,040.04)	$1,501.96
727069	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,339.30)	$1,202.70
3670365[1]	1	3	0.27	0.27	$10,002.89	$191.32	$566.66	$50.01	$30.87	($494.95)	$343.91
8452371[1]	1	3	0.54	0.54	$20,308.89	$388.43	$1,150.50	$101.54	$62.67	($759.60)	$943.54
727071	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,056.34)	$1,485.66
727072	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,418.35)	$1,123.66
727073	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,644.39)	$897.62
727074	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,763.74)	$778.27
727075	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,458.50)	$1,083.50
727076	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,294.48)	$1,247.53
727077	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,040.03)	$1,501.97
727078	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,185.44)	$1,356.56
727079	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,262.58)	$1,279.42
727080	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,270.73)	$1,271.27
727081	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,135.36)	$1,406.64
727082	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,175.19)	$1,366.81
727083	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,491.66)	$1,050.35
727084	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,402.41)	$1,139.59
727085	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,529.90)	$1,012.10
727086	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,237.63)	$1,304.38
727087	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,195.32)	$1,346.68
727088	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,126.40)	$1,415.60
727089	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,380.54)	$1,161.46
727090	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,243.04)	$1,298.96
727091	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,517.15)	$1,024.85
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	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,410.52)	$1,131.48
727094	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,320.90)	$1,221.10
727095	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,358.28)	$1,183.72
727096	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,260.57)	$1,281.43
727097	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,341.29)	$1,200.72
727098	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,105.49)	$1,436.52
727099	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,302.49)	$1,239.52
727100	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,586.37)	$955.63
727101	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,106.86)	$1,435.14
727102	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,139.94)	$1,402.06
727103	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,488.13)	$1,053.87
727104	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,388.84)	$1,153.16
727105	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,144.53)	$1,397.47
727106	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,283.61)	$1,258.39
727107	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,363.41)	$1,178.59
727108	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,193.24)	$1,348.76
727109	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,081.63)	$1,460.37
727110	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,329.59)	$1,212.41
727111	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,223.60)	$1,318.40
727112	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,410.36)	$1,131.64
727113	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,087.67)	$1,454.33
727114	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,275.27)	$1,266.73
727115	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,204.97)	$1,337.04
727116	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,380.04)	$1,161.96
727117	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,651.60)	$890.40
727118	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,505.84)	$1,036.16
727119	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,074.12)	$1,467.88
727120	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727121	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,018.47)	$1,523.53
727122	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,360.97)	$1,181.03
727123	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,227.11)	$1,314.89
727124	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,317.88)	$1,224.12
727125	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,053.69)	$1,488.31
727126	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,357.82)	$1,184.18
727127	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,448.77)	$1,093.23
727128	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,223.84)	$1,318.16
727129	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,419.25)	$1,122.75
727130	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,351.41)	$1,190.59
727131	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,386.47)	$1,155.53
727132	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,294.10)	$1,247.90
727133	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,521.34)	$1,020.66
727134	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,253.66)	$1,288.35
727135	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,360.91)	$1,181.10
727136	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,514.57)	$1,027.43
727137	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,647.42)	$894.58
727138	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,229.07)	$1,312.93
727139	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($830.84)	$1,711.16
727140	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,414.94)	$1,127.06
727141	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,202.56)	$1,339.44
727142	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,154.29)	$1,387.71
727143	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,163.65)	$1,378.35
727144	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($931.03)	$1,610.97
727145	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,053.53)	$1,488.47
727146	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,403.05)	$1,138.96
727147	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,163.91)	$1,378.09
727148	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($984.87)	$1,557.13
727149	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($866.94)	$1,675.06
727150	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($883.46)	$1,658.54
727151	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,401.11)	$1,140.89
727152	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,293.10)	$1,248.90
727153	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,035.12)	$1,506.88

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
727154	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,405.35)	$1,136.66
727155	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,710.03)	$831.97
727156	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,490.83)	$1,051.17
727157	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727158	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,245.05)	$1,296.96
727159	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,086.87)	$1,455.14
727160	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,829.78)	$712.22
727161	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,515.99)	$1,026.02
727162	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,168.36)	$1,373.64
727163	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,264.68)	$1,277.32
727164	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,187.32)	$1,354.68
727165	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,290.85)	$1,251.15
727166	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,182.49)	$1,359.52
727167	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,357.21)	$1,184.79
727168	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($909.83)	$1,632.17
727169	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,592.45)	$949.55
727170	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,498.03)	$1,043.98
727171	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727172	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,596.49)	$945.52
727173	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,535.55)	$1,006.45
727174	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,403.21)	$1,138.79
727175	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,013.58)	$1,528.42
727176	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,350.10)	$1,191.90
727177	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,277.04)	$1,264.96
727178	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,274.92)	$1,267.08
727179	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,398.90)	$1,143.10
727180	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,405.19)	$1,136.82
727181	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,464.72)	$1,077.28
727182	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,181.83)	$1,360.17
727183	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,222.23)	$1,319.77
727184	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,016.46)	$1,525.54
727185	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,008.63)	$1,533.37
727186	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,595.53)	$946.47
727187	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,023.13)	$1,518.87
727188	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,215.67)	$1,326.34
727189	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,620.75)	$921.26
727190	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,202.88)	$1,339.12
727191	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,335.18)	$1,206.82
727192	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,790.43)	$751.58
727193	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,171.59)	$1,370.41
727194	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,597.87)	$944.13
727195	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,712.17)	$829.83
727196	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727197	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($630.06)	$1,911.94
727198	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,585.52)	$956.48
727199	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($944.60)	$1,597.41
727200	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,149.03)	$1,392.97
727201	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,605.98)	$936.03
727202	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,565.79)	$976.21
727203	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,179.15)	$1,362.85
727204	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,200.07)	$1,341.93
727205	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,614.61)	$927.39
727206	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727207	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,115.58)	$1,426.42
727208	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,434.28)	$1,107.72
727209	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,456.59)	$1,085.41
727210	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,409.07)	$1,132.93
727211	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	$0.00	$2,542.00
727212	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,064.56)	$1,477.45
727213	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,197.17)	$1,344.83
727214	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,062.79)	$1,479.21
727215	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,238.12)	$1,303.88
727216	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,585.85)	$956.15
727217	1	3	0.81	0.81	$30,311.78	$579.75	$1,717.16	$151.56	$93.53	($1,898.83)	$643.17
980739	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($173.95)	$1,865.92
725605	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($590.67)	$1,449.21
725606	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,297.15)	$742.73
725607	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($781.88)	$1,258.00
725608	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.64)	$960.24
725609	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.57)	$1,057.31
725610	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,052.79)	$987.09
725611	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.79)	$1,057.08
725612	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($894.05)	$1,145.83
725613	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.83)	$1,056.05
725614	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.69)	$1,257.19
725615	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($916.57)	$1,123.31
725616	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,073.36)	$966.51
725617	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($956.40)	$1,083.48
725618	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,250.57)	$789.30
725619	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.79)	$1,057.08
725620	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($978.41)	$1,061.47
725621	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($809.57)	$1,230.31
725622	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,037.81)	$1,002.07
725623	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($974.98)	$1,064.90
725624	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.73)	$1,072.15
725625	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,030.63)	$1,009.24
725626	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($938.80)	$1,101.07
725627	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.07)	$1,056.81
725628	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($987.16)	$1,052.71
725629	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.20)	$1,270.68
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,115.56)	$924.32
725632	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($985.51)	$1,054.36
725633	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($786.72)	$1,253.16
725634	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,160.01)	$879.86
725635	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($787.52)	$1,252.35

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
725636	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($895.10)	$1,144.78
725637	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($974.68)	$1,065.20
725638	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($930.11)	$1,109.77
725639	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,040.54)	$999.34
725640	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,169.83)	$870.05
725641	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($947.66)	$1,092.21
725642	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,259.13)	$780.75
725643	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($774.90)	$1,264.98
725644	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($987.68)	$1,052.20
725645	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($948.53)	$1,091.34
725646	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($889.99)	$1,149.89
725647	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($933.14)	$1,106.74
725648	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($947.10)	$1,092.78
725649	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($161.89)	$1,877.99
725650	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($181.06)	$1,858.82
725651	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($484.44)	$1,555.44
725652	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($469.72)	$1,570.16
725653	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($768.76)	$1,271.12
725654	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,076.23)	$963.65
725655	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.64)	$1,056.24
725656	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,041.16)	$998.72
725657	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($939.35)	$1,100.53
725658	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,153.15)	$886.73
725659	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($877.84)	$1,162.04
725660	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.80)	$1,257.08
725661	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.95)	$1,071.93
725662	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,260.85)	$779.03
725663	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,101.07)	$938.81
725664	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,256.33)	$783.55
725665	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,092.79)	$947.08
725666	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($638.08)	$1,401.80
725667	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($895.18)	$1,144.70
725668	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($975.07)	$1,064.81
725669	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($462.17)	$1,577.71
725670	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,314.50)	$725.38
725671	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($465.94)	$1,573.94
725672	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($600.94)	$1,438.94
725673	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.79)	$960.09
725674	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,137.77)	$902.11
725675	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,250.83)	$789.05
725676	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($923.89)	$1,115.99
725677	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.86)	$1,056.02
725678	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.02)	$1,257.86
725679	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,248.29)	$791.59
725680	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($940.28)	$1,099.60
725681	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,250.83)	$789.05
725682	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($898.24)	$1,141.64
725683	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.66)	$1,072.22
725684	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.27)	$1,270.61
725685	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($885.30)	$1,154.58
725686	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,071.75)	$968.13
725687	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($985.76)	$1,054.12
725688	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,308.97)	$730.91
725689	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,085.16)	$954.72
725690	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($889.60)	$1,150.28
725691	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($890.61)	$1,149.27
725692	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($929.21)	$1,110.66
725693	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.69)	$960.19
725694	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,084.90)	$954.98
725695	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
725696	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($908.38)	$1,131.50
725697	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($929.21)	$1,110.66
725698	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,152.44)	$887.44
725699	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($820.14)	$1,219.73
725701	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,104.40)	$935.48
725702	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($628.89)	$1,410.99
725703	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($982.85)	$1,057.03
725704	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.51)	$1,257.37
725705	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($872.53)	$1,167.35
725706	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($938.20)	$1,101.68
725707	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,350.64)	$689.24
725708	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($645.73)	$1,394.14
725709	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($983.11)	$1,056.77
725710	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($781.95)	$1,257.93
725711	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.29)	$1,072.59
725712	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,269.86)	$770.02
725713	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($768.76)	$1,271.12
725714	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,211.88)	$827.99
725715	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($930.74)	$1,109.14
725716	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($931.19)	$1,108.69
725717	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,145.78)	$894.10
725718	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.69)	$1,270.19
725719	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($825.14)	$1,214.74
725720	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,401.17)	$638.70
725721	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($769.04)	$1,270.84
725722	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($868.89)	$1,170.99
725723	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,274.38)	$765.50
725724	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,115.23)	$924.64
725725	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($951.63)	$1,088.25
725726	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($990.35)	$1,049.53
725727	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($937.84)	$1,102.04
725728	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,101.02)	$938.86
725729	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($453.63)	$1,586.24
725730	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($776.63)	$1,263.25
725731	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($980.44)	$1,059.43
725732	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,338.66)	$1,046.42

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
725733	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,460.27)	$924.82
725734	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,106.76)	$1,278.33
725735	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($885.69)	$1,499.40
725736	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,268.05)	$1,117.04
725737	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,335.46)	$1,049.63
725738	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($817.44)	$1,567.65
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	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,239.49)	$1,145.60
725741	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($906.98)	$1,478.11
725742	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,250.51)	$1,134.57
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
980737	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,390.39)	$994.70
725746	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,124.01)	$1,261.07
725747	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,302.36)	$1,082.73
725748	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,386.47)	$998.62
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.72)	$1,257.16
717580	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,091.40)	$948.48
717581	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($866.30)	$1,173.57
717582	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($967.78)	$1,072.10
717583	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,182.20)	$857.68
717584	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($699.66)	$1,340.21
717585	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($944.72)	$1,095.16
717586	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,077.17)	$962.71
717587	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717588	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($709.59)	$1,330.29
717589	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,020.25)	$1,019.63
717590	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717591	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($910.07)	$1,129.80
717592	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,094.34)	$945.54
717593	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717594	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,159.02)	$880.86
717595	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,204.11)	$835.77
717596	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717597	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($834.10)	$1,205.78
717598	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($707.21)	$1,332.66
717599	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,080.65)	$959.23
717600	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($951.14)	$1,088.74
717601	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($724.77)	$1,315.11
717602	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($793.79)	$1,246.09
717603	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,030.77)	$1,009.11
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,115.42)	$924.46
717606	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($721.64)	$1,318.24
717607	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($853.60)	$1,186.28
717608	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($703.62)	$1,336.26
717609	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($950.27)	$1,089.61
717610	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($873.01)	$1,166.87
717611	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($906.33)	$1,133.54
717612	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($707.77)	$1,332.11
717613	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,270.73)	$769.15
717614	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,206.79)	$833.09
717615	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($711.95)	$1,327.93
717616	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($885.45)	$1,154.43
717617	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($822.32)	$1,217.55
717618	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($925.76)	$1,114.12
717619	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($913.41)	$1,126.47
717620	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($866.73)	$1,173.15
717621	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($913.41)	$1,126.47
717622	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($732.25)	$1,307.63
717623	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($731.26)	$1,308.62
717624	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($854.01)	$1,185.87
717625	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($930.01)	$1,109.87
717626	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($807.90)	$1,231.98
717627	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,008.31)	$1,031.57
717628	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,195.30)	$844.58
717629	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($888.67)	$1,151.20
717630	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,095.20)	$944.67
717631	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($963.18)	$1,076.70
717632	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($869.92)	$1,169.95
717633	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,099.43)	$940.45
717634	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($920.21)	$1,119.67
717635	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,095.22)	$944.65
717636	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
717637	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($733.90)	$1,305.98
717638	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
717639	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,090.27)	$949.60
717640	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($862.25)	$1,177.63
717641	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($999.22)	$1,040.66
717642	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($876.51)	$1,163.37
717643	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	$0.00	$2,039.88
717644	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($708.94)	$1,330.94
717645	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($753.87)	$1,286.01
717646	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($720.07)	$1,319.80
717647	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,081.39)	$958.49
717648	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($702.52)	$1,337.36
717649	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($905.38)	$1,134.50
717650	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($720.07)	$1,319.80
717651	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($855.14)	$1,184.73
717652	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($903.91)	$1,135.96
717653	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($588.67)	$1,451.21
717654	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($699.66)	$1,340.21
717655	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,078.53)	$961.35
717656	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,085.78)	$954.10
717657	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($782.75)	$1,257.12

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
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	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,079.23)	$960.64
717660	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($865.46)	$1,174.42
717661	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,092.40)	$947.47
717662	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($881.65)	$1,158.23
717663	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,131.69)	$908.19
717664	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($911.25)	$1,128.63
717665	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($887.85)	$1,152.03
717666	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($768.32)	$1,271.56
717667	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($908.94)	$1,130.94
717668	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717669	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($642.90)	$1,396.98
717670	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,096.70)	$943.18
717671	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,095.04)	$944.84
717672	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($753.87)	$1,286.01
717673	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,011.31)	$1,028.57
717674	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,064.17)	$975.70
717675	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($755.71)	$1,284.17
717676	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($952.61)	$1,087.27
717677	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($921.30)	$1,118.58
717678	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($887.58)	$1,152.30
717679	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,083.30)	$956.57
717680	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,208.92)	$830.96
717681	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($909.08)	$1,130.80
717682	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($713.85)	$1,326.03
717683	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,233.83)	$806.05
717684	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,133.50)	$906.37
717685	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($729.57)	$1,310.30
717686	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($711.83)	$1,328.05
717687	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($927.04)	$1,112.84
717688	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($955.76)	$1,084.12
717689	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($915.79)	$1,124.09
717690	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($819.63)	$1,220.25
717691	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($887.87)	$1,152.01
717692	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($583.88)	$1,456.00
717693	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,273.15)	$766.73
717694	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,098.17)	$941.71
717695	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($678.62)	$1,361.25
717696	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($938.77)	$1,101.11
717697	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,346.59)	$693.28
717698	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($739.10)	$1,300.78
717699	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($717.77)	$1,322.11
717700	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($957.05)	$1,082.83
717701	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($718.74)	$1,321.14
717702	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($703.00)	$1,336.88
717703	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($903.81)	$1,136.07
717704	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($953.00)	$1,086.88
717705	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($719.85)	$1,320.02
717706	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($812.76)	$1,227.12
717707	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($949.10)	$1,090.78
717708	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($905.16)	$1,134.72
717709	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,081.70)	$958.18
717710	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($702.30)	$1,337.58
717711	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($717.51)	$1,322.37
717712	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($680.82)	$1,359.06
717713	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($942.11)	$1,097.77
717714	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,193.28)	$846.60
717715	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,164.81)	$875.07
717716	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($953.74)	$1,086.14
717717	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($936.97)	$1,102.90
717718	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($908.38)	$1,131.50
717719	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
717720	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($923.61)	$1,116.27
717721	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($1,017.16)	$1,022.72
717722	1	5	0.65	0.65	$24,324.27	$465.23	$1,377.97	$121.62	$75.06	($934.26)	$1,105.61
717723	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($670.80)	$1,714.28
717724	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($643.08)	$1,742.01
717725	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($962.44)	$1,422.64
717726	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,125.93)	$1,259.16
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	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($962.53)	$1,422.56
717729	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($790.52)	$1,594.57
717730	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($921.67)	$1,463.42
717731	1	4	0.76	0.76	$28,440.68	$543.96	$1,611.16	$142.20	$87.76	($1,007.60)	$1,377.49
Total	**443**		**314.36**	**314.36**	**$11,763,965.39**	**$225,000.00**	**$666,428.01**	**$58,819.83**	**$36,300.00**	**($458,809.04)**	**$527,738.80**

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 – 2023-24

Appendix F-2
TIRZ Credit Calculation - Improvement Area #2
2023-24

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
727063	$0.00	$2,535.98	$2,535.98	($1,166.55)	($1,166.55)
727064	$0.00	$2,477.08	$2,477.08	($1,139.46)	($1,139.46)
727065	$0.00	$2,948.41	$2,948.41	($1,356.27)	($1,356.27)
727066	$0.00	$3,147.80	$3,147.80	($1,447.99)	($1,447.99)
727067	$0.00	$3,136.09	$3,136.09	($1,442.60)	($1,442.60)
727068	$0.00	$2,260.96	$2,260.96	($1,040.04)	($1,040.04)
727069	$0.00	$2,911.52	$2,911.52	($1,339.30)	($1,339.30)
3670365[1]	$0.00	$1,075.97	$1,075.97	($494.95)	($494.95)
8452371[1]	$0.00	$1,651.31	$1,651.31	($759.60)	($759.60)
727071	$0.00	$2,296.39	$2,296.39	($1,056.34)	($1,056.34)
727072	$0.00	$3,083.36	$3,083.36	($1,418.35)	($1,418.35)
727073	$0.00	$3,574.75	$3,574.75	($1,644.39)	($1,644.39)
727074	$0.00	$3,834.21	$3,834.21	($1,763.74)	($1,763.74)
727075	$0.00	$3,170.66	$3,170.66	($1,458.50)	($1,458.50)
727076	$0.00	$2,814.08	$2,814.08	($1,294.48)	($1,294.48)
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	$2,744.74	$2,744.74	($1,262.58)	($1,262.58)
727080	$0.00	$2,762.45	$2,762.45	($1,270.73)	($1,270.73)
727081	$0.00	$2,468.18	$2,468.18	($1,135.36)	($1,135.36)
727082	$0.00	$2,554.76	$2,554.76	($1,175.19)	($1,175.19)
727083	$0.00	$3,242.73	$3,242.73	($1,491.66)	($1,491.66)
727084	$0.00	$3,048.72	$3,048.72	($1,402.41)	($1,402.41)
727085	$0.00	$3,325.87	$3,325.87	($1,529.90)	($1,529.90)
727086	$0.00	$2,690.49	$2,690.49	($1,237.63)	($1,237.63)
727087	$0.00	$2,598.53	$2,598.53	($1,195.32)	($1,195.32)
727088	$0.00	$2,448.70	$2,448.70	($1,126.40)	($1,126.40)
727089	$0.00	$3,001.17	$3,001.17	($1,380.54)	($1,380.54)
727090	$0.00	$2,702.27	$2,702.27	($1,243.04)	($1,243.04)
727091	$0.00	$3,298.16	$3,298.16	($1,517.15)	($1,517.15)
727092	$0.00	$0.00	$0.00	$0.00	$0.00
727093	$0.00	$3,066.35	$3,066.35	($1,410.52)	($1,410.52)
727094	$0.00	$2,871.53	$2,871.53	($1,320.90)	($1,320.90)
727095	$0.00	$2,952.79	$2,952.79	($1,358.28)	($1,358.28)
727096	$0.00	$2,740.37	$2,740.37	($1,260.57)	($1,260.57)
727097	$0.00	$2,915.84	$2,915.84	($1,341.29)	($1,341.29)
727098	$0.00	$2,403.23	$2,403.23	($1,105.49)	($1,105.49)
727099	$0.00	$2,831.49	$2,831.49	($1,302.49)	($1,302.49)
727100	$0.00	$3,448.64	$3,448.64	($1,586.37)	($1,586.37)
727101	$0.00	$2,406.22	$2,406.22	($1,106.86)	($1,106.86)
727102	$0.00	$2,478.14	$2,478.14	($1,139.94)	($1,139.94)
727103	$0.00	$3,235.07	$3,235.07	($1,488.13)	($1,488.13)
727104	$0.00	$3,019.22	$3,019.22	($1,388.84)	($1,388.84)
727105	$0.00	$2,488.11	$2,488.11	($1,144.53)	($1,144.53)
727106	$0.00	$2,790.46	$2,790.46	($1,283.61)	($1,283.61)
727107	$0.00	$2,963.94	$2,963.94	($1,363.41)	($1,363.41)
727108	$0.00	$2,594.00	$2,594.00	($1,193.24)	($1,193.24)
727109	$0.00	$2,351.37	$2,351.37	($1,081.63)	($1,081.63)
727110	$0.00	$2,890.41	$2,890.41	($1,329.59)	($1,329.59)
727111	$0.00	$2,660.00	$2,660.00	($1,223.60)	($1,223.60)
727112	$0.00	$3,066.01	$3,066.01	($1,410.36)	($1,410.36)
727113	$0.00	$2,364.51	$2,364.51	($1,087.67)	($1,087.67)
727114	$0.00	$2,772.32	$2,772.32	($1,275.27)	($1,275.27)
727115	$0.00	$2,619.49	$2,619.49	($1,204.97)	($1,204.97)
727116	$0.00	$3,000.09	$3,000.09	($1,380.04)	($1,380.04)
727117	$0.00	$3,590.43	$3,590.43	($1,651.60)	($1,651.60)
727118	$0.00	$3,273.56	$3,273.56	($1,505.84)	($1,505.84)
727119	$0.00	$2,335.04	$2,335.04	($1,074.12)	($1,074.12)
727120	$0.00	$0.00	$0.00	$0.00	$0.00
727121	$0.00	$2,214.06	$2,214.06	($1,018.47)	($1,018.47)
727122	$0.00	$2,958.64	$2,958.64	($1,360.97)	($1,360.97)
727123	$0.00	$2,667.63	$2,667.63	($1,227.11)	($1,227.11)
727124	$0.00	$2,864.96	$2,864.96	($1,317.88)	($1,317.88)
727125	$0.00	$2,290.64	$2,290.64	($1,053.69)	($1,053.69)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
727126	$0.00	$2,951.79	$2,951.79	($1,357.82)	($1,357.82)
727127	$0.00	$3,149.50	$3,149.50	($1,448.77)	($1,448.77)
727128	$0.00	$2,660.53	$2,660.53	($1,223.84)	($1,223.84)
727129	$0.00	$3,085.32	$3,085.32	($1,419.25)	($1,419.25)
727130	$0.00	$2,937.85	$2,937.85	($1,351.41)	($1,351.41)
727131	$0.00	$3,014.07	$3,014.07	($1,386.47)	($1,386.47)
727132	$0.00	$2,813.27	$2,813.27	($1,294.10)	($1,294.10)
727133	$0.00	$3,307.27	$3,307.27	($1,521.34)	($1,521.34)
727134	$0.00	$2,725.34	$2,725.34	($1,253.66)	($1,253.66)
727135	$0.00	$2,958.49	$2,958.49	($1,360.91)	($1,360.91)
727136	$0.00	$3,292.55	$3,292.55	($1,514.57)	($1,514.57)
727137	$0.00	$3,581.35	$3,581.35	($1,647.42)	($1,647.42)
727138	$0.00	$2,671.89	$2,671.89	($1,229.07)	($1,229.07)
727139	$0.00	$1,806.17	$1,806.17	($830.84)	($830.84)
727140	$0.00	$3,075.95	$3,075.95	($1,414.94)	($1,414.94)
727141	$0.00	$2,614.27	$2,614.27	($1,202.56)	($1,202.56)
727142	$0.00	$2,509.33	$2,509.33	($1,154.29)	($1,154.29)
727143	$0.00	$2,529.68	$2,529.68	($1,163.65)	($1,163.65)
727144	$0.00	$2,023.98	$2,023.98	($931.03)	($931.03)
727145	$0.00	$2,290.29	$2,290.29	($1,053.53)	($1,053.53)
727146	$0.00	$3,050.10	$3,050.10	($1,403.05)	($1,403.05)
727147	$0.00	$2,530.24	$2,530.24	($1,163.91)	($1,163.91)
727148	$0.00	$2,141.03	$2,141.03	($984.87)	($984.87)
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	$3,045.89	$3,045.89	($1,401.11)	($1,401.11)
727152	$0.00	$2,811.09	$2,811.09	($1,293.10)	($1,293.10)
727153	$0.00	$2,250.27	$2,250.27	($1,035.12)	($1,035.12)
727154	$0.00	$3,055.10	$3,055.10	($1,405.35)	($1,405.35)
727155	$0.00	$3,717.46	$3,717.46	($1,710.03)	($1,710.03)
727156	$0.00	$3,240.94	$3,240.94	($1,490.83)	($1,490.83)
727157	$0.00	$0.00	$0.00	$0.00	$0.00
727158	$0.00	$2,706.62	$2,706.62	($1,245.05)	($1,245.05)
727159	$0.00	$2,362.75	$2,362.75	($1,086.87)	($1,086.87)
727160	$0.00	$3,977.79	$3,977.79	($1,829.78)	($1,829.78)
727161	$0.00	$3,295.62	$3,295.62	($1,515.99)	($1,515.99)
727162	$0.00	$2,539.91	$2,539.91	($1,168.36)	($1,168.36)
727163	$0.00	$2,749.31	$2,749.31	($1,264.68)	($1,264.68)
727164	$0.00	$2,581.13	$2,581.13	($1,187.32)	($1,187.32)
727165	$0.00	$2,806.20	$2,806.20	($1,290.85)	($1,290.85)
727166	$0.00	$2,570.62	$2,570.62	($1,182.49)	($1,182.49)
727167	$0.00	$2,950.45	$2,950.45	($1,357.21)	($1,357.21)
727168	$0.00	$1,977.89	$1,977.89	($909.83)	($909.83)
727169	$0.00	$3,461.85	$3,461.85	($1,592.45)	($1,592.45)
727170	$0.00	$3,256.58	$3,256.58	($1,498.03)	($1,498.03)
727171	$0.00	$0.00	$0.00	$0.00	$0.00
727172	$0.00	$3,470.62	$3,470.62	($1,596.49)	($1,596.49)
727173	$0.00	$3,338.16	$3,338.16	($1,535.55)	($1,535.55)
727174	$0.00	$3,050.45	$3,050.45	($1,403.21)	($1,403.21)
727175	$0.00	$2,203.43	$2,203.43	($1,013.58)	($1,013.58)
727176	$0.00	$2,935.00	$2,935.00	($1,350.10)	($1,350.10)
727177	$0.00	$2,776.18	$2,776.18	($1,277.04)	($1,277.04)
727178	$0.00	$2,771.56	$2,771.56	($1,274.92)	($1,274.92)
727179	$0.00	$3,041.09	$3,041.09	($1,398.90)	($1,398.90)
727180	$0.00	$3,054.75	$3,054.75	($1,405.19)	($1,405.19)
727181	$0.00	$3,184.18	$3,184.18	($1,464.72)	($1,464.72)
727182	$0.00	$2,569.20	$2,569.20	($1,181.83)	($1,181.83)
727183	$0.00	$2,657.03	$2,657.03	($1,222.23)	($1,222.23)
727184	$0.00	$2,209.69	$2,209.69	($1,016.46)	($1,016.46)
727185	$0.00	$2,192.68	$2,192.68	($1,008.63)	($1,008.63)
727186	$0.00	$3,468.54	$3,468.54	($1,595.53)	($1,595.53)
727187	$0.00	$2,224.20	$2,224.20	($1,023.13)	($1,023.13)
727188	$0.00	$2,642.75	$2,642.75	($1,215.67)	($1,215.67)
727189	$0.00	$3,523.36	$3,523.36	($1,620.75)	($1,620.75)
727190	$0.00	$2,614.96	$2,614.96	($1,202.88)	($1,202.88)
727191	$0.00	$2,902.56	$2,902.56	($1,335.18)	($1,335.18)
727192	$0.00	$3,892.23	$3,892.23	($1,790.43)	($1,790.43)
727193	$0.00	$2,546.93	$2,546.93	($1,171.59)	($1,171.59)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
727194	$0.00	$3,473.63	$3,473.63	($1,597.87)	($1,597.87)
727195	$0.00	$3,722.11	$3,722.11	($1,712.17)	($1,712.17)
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	$3,446.79	$3,446.79	($1,585.52)	($1,585.52)
727199	$0.00	$2,053.47	$2,053.47	($944.60)	($944.60)
727200	$0.00	$2,497.89	$2,497.89	($1,149.03)	($1,149.03)
727201	$0.00	$3,491.25	$3,491.25	($1,605.98)	($1,605.98)
727202	$0.00	$3,403.89	$3,403.89	($1,565.79)	($1,565.79)
727203	$0.00	$2,563.38	$2,563.38	($1,179.15)	($1,179.15)
727204	$0.00	$2,608.85	$2,608.85	($1,200.07)	($1,200.07)
727205	$0.00	$3,510.02	$3,510.02	($1,614.61)	($1,614.61)
727206	$0.00	$0.00	$0.00	$0.00	$0.00
727207	$0.00	$2,425.17	$2,425.17	($1,115.58)	($1,115.58)
727208	$0.00	$3,118.01	$3,118.01	($1,434.28)	($1,434.28)
727209	$0.00	$3,166.51	$3,166.51	($1,456.59)	($1,456.59)
727210	$0.00	$3,063.20	$3,063.20	($1,409.07)	($1,409.07)
727211	$0.00	$0.00	$0.00	$0.00	$0.00
727212	$0.00	$2,314.25	$2,314.25	($1,064.56)	($1,064.56)
727213	$0.00	$2,602.55	$2,602.55	($1,197.17)	($1,197.17)
727214	$0.00	$2,310.42	$2,310.42	($1,062.79)	($1,062.79)
727215	$0.00	$2,691.57	$2,691.57	($1,238.12)	($1,238.12)
727216	$0.00	$3,447.50	$3,447.50	($1,585.85)	($1,585.85)
727217	$0.00	$4,127.90	$4,127.90	($1,898.83)	($1,898.83)
980739	$0.00	$378.16	$378.16	($173.95)	($173.95)
725605	$0.00	$1,284.06	$1,284.06	($590.67)	($590.67)
725606	$0.00	$2,819.89	$2,819.89	($1,297.15)	($1,297.15)
725607	$0.00	$1,699.73	$1,699.73	($781.88)	($781.88)
725608	$0.00	$2,347.05	$2,347.05	($1,079.64)	($1,079.64)
725609	$0.00	$2,136.02	$2,136.02	($982.57)	($982.57)
725610	$0.00	$2,288.68	$2,288.68	($1,052.79)	($1,052.79)
725611	$0.00	$2,136.51	$2,136.51	($982.79)	($982.79)
725612	$0.00	$1,943.58	$1,943.58	($894.05)	($894.05)
725613	$0.00	$2,138.75	$2,138.75	($983.83)	($983.83)
725614	$0.00	$1,701.50	$1,701.50	($782.69)	($782.69)
725615	$0.00	$1,992.54	$1,992.54	($916.57)	($916.57)
725616	$0.00	$2,333.40	$2,333.40	($1,073.36)	($1,073.36)
725617	$0.00	$2,079.12	$2,079.12	($956.40)	($956.40)
725618	$0.00	$2,718.64	$2,718.64	($1,250.57)	($1,250.57)
725619	$0.00	$2,136.51	$2,136.51	($982.79)	($982.79)
725620	$0.00	$2,126.98	$2,126.98	($978.41)	($978.41)
725621	$0.00	$1,759.93	$1,759.93	($809.57)	($809.57)
725622	$0.00	$2,256.10	$2,256.10	($1,037.81)	($1,037.81)
725623	$0.00	$2,119.52	$2,119.52	($974.98)	($974.98)
725624	$0.00	$2,103.75	$2,103.75	($967.73)	($967.73)
725625	$0.00	$2,240.51	$2,240.51	($1,030.63)	($1,030.63)
725626	$0.00	$2,040.88	$2,040.88	($938.80)	($938.80)
725627	$0.00	$2,137.11	$2,137.11	($983.07)	($983.07)
725628	$0.00	$2,146.01	$2,146.01	($987.16)	($987.16)
725629	$0.00	$1,672.17	$1,672.17	($769.20)	($769.20)
725630	$0.00	$0.00	$0.00	$0.00	$0.00
725631	$0.00	$2,425.12	$2,425.12	($1,115.56)	($1,115.56)
725632	$0.00	$2,142.42	$2,142.42	($985.51)	($985.51)
725633	$0.00	$1,710.25	$1,710.25	($786.72)	($786.72)
725634	$0.00	$2,521.77	$2,521.77	($1,160.01)	($1,160.01)
725635	$0.00	$1,712.01	$1,712.01	($787.52)	($787.52)
725636	$0.00	$1,945.86	$1,945.86	($895.10)	($895.10)
725637	$0.00	$2,118.87	$2,118.87	($974.68)	($974.68)
725638	$0.00	$2,021.98	$2,021.98	($930.11)	($930.11)
725639	$0.00	$2,262.05	$2,262.05	($1,040.54)	($1,040.54)
725640	$0.00	$2,543.11	$2,543.11	($1,169.83)	($1,169.83)
725641	$0.00	$2,060.14	$2,060.14	($947.66)	($947.66)
725642	$0.00	$2,737.24	$2,737.24	($1,259.13)	($1,259.13)
725643	$0.00	$1,684.57	$1,684.57	($774.90)	($774.90)
725644	$0.00	$2,147.12	$2,147.12	($987.68)	($987.68)
725645	$0.00	$2,062.03	$2,062.03	($948.53)	($948.53)
725646	$0.00	$1,934.76	$1,934.76	($889.99)	($889.99)
725647	$0.00	$2,028.56	$2,028.56	($933.14)	($933.14)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
725648	$0.00	$2,058.91	$2,058.91	($947.10)	($947.10)
725649	$0.00	$351.93	$351.93	($161.89)	($161.89)
725650	$0.00	$393.61	$393.61	($181.06)	($181.06)
725651	$0.00	$1,053.12	$1,053.12	($484.44)	($484.44)
725652	$0.00	$1,021.13	$1,021.13	($469.72)	($469.72)
725653	$0.00	$1,671.22	$1,671.22	($768.76)	($768.76)
725654	$0.00	$2,339.63	$2,339.63	($1,076.23)	($1,076.23)
725655	$0.00	$2,138.35	$2,138.35	($983.64)	($983.64)
725656	$0.00	$2,263.39	$2,263.39	($1,041.16)	($1,041.16)
725657	$0.00	$2,042.06	$2,042.06	($939.35)	($939.35)
725658	$0.00	$2,506.84	$2,506.84	($1,153.15)	($1,153.15)
725659	$0.00	$1,908.35	$1,908.35	($877.84)	($877.84)
725660	$0.00	$1,701.74	$1,701.74	($782.80)	($782.80)
725661	$0.00	$2,104.24	$2,104.24	($967.95)	($967.95)
725662	$0.00	$2,740.97	$2,740.97	($1,260.85)	($1,260.85)
725663	$0.00	$2,393.62	$2,393.62	($1,101.07)	($1,101.07)
725664	$0.00	$2,731.15	$2,731.15	($1,256.33)	($1,256.33)
725665	$0.00	$2,375.64	$2,375.64	($1,092.79)	($1,092.79)
725666	$0.00	$1,387.13	$1,387.13	($638.08)	($638.08)
725667	$0.00	$1,946.04	$1,946.04	($895.18)	($895.18)
725668	$0.00	$2,119.71	$2,119.71	($975.07)	($975.07)
725669	$0.00	$1,004.72	$1,004.72	($462.17)	($462.17)
725670	$0.00	$2,857.60	$2,857.60	($1,314.50)	($1,314.50)
725671	$0.00	$1,012.91	$1,012.91	($465.94)	($465.94)
725672	$0.00	$1,306.39	$1,306.39	($600.94)	($600.94)
725673	$0.00	$2,347.37	$2,347.37	($1,079.79)	($1,079.79)
725674	$0.00	$2,473.41	$2,473.41	($1,137.77)	($1,137.77)
725675	$0.00	$2,719.20	$2,719.20	($1,250.83)	($1,250.83)
725676	$0.00	$2,008.46	$2,008.46	($923.89)	($923.89)
725677	$0.00	$2,138.82	$2,138.82	($983.86)	($983.86)
725678	$0.00	$1,700.05	$1,700.05	($782.02)	($782.02)
725679	$0.00	$2,713.68	$2,713.68	($1,248.29)	($1,248.29)
725680	$0.00	$2,044.09	$2,044.09	($940.28)	($940.28)
725681	$0.00	$2,719.20	$2,719.20	($1,250.83)	($1,250.83)
725682	$0.00	$1,952.69	$1,952.69	($898.24)	($898.24)
725683	$0.00	$2,103.61	$2,103.61	($967.66)	($967.66)
725684	$0.00	$1,672.33	$1,672.33	($769.27)	($769.27)
725685	$0.00	$1,924.56	$1,924.56	($885.30)	($885.30)
725686	$0.00	$2,329.89	$2,329.89	($1,071.75)	($1,071.75)
725687	$0.00	$2,142.96	$2,142.96	($985.76)	($985.76)
725688	$0.00	$2,845.58	$2,845.58	($1,308.97)	($1,308.97)
725689	$0.00	$2,359.05	$2,359.05	($1,085.16)	($1,085.16)
725690	$0.00	$1,933.91	$1,933.91	($889.60)	($889.60)
725691	$0.00	$1,936.11	$1,936.11	($890.61)	($890.61)
725692	$0.00	$2,020.03	$2,020.03	($929.21)	($929.21)
725693	$0.00	$2,347.15	$2,347.15	($1,079.69)	($1,079.69)
725694	$0.00	$2,358.48	$2,358.48	($1,084.90)	($1,084.90)
725695	$0.00	$0.00	$0.00	$0.00	$0.00
725696	$0.00	$1,974.74	$1,974.74	($908.38)	($908.38)
725697	$0.00	$2,020.03	$2,020.03	($929.21)	($929.21)
725698	$0.00	$2,505.31	$2,505.31	($1,152.44)	($1,152.44)
725699	$0.00	$1,782.92	$1,782.92	($820.14)	($820.14)
725701	$0.00	$2,400.86	$2,400.86	($1,104.40)	($1,104.40)
725702	$0.00	$1,367.15	$1,367.15	($628.89)	($628.89)
725703	$0.00	$2,136.63	$2,136.63	($982.85)	($982.85)
725704	$0.00	$1,701.10	$1,701.10	($782.51)	($782.51)
725705	$0.00	$1,896.81	$1,896.81	($872.53)	($872.53)
725706	$0.00	$2,039.57	$2,039.57	($938.20)	($938.20)
725707	$0.00	$2,936.18	$2,936.18	($1,350.64)	($1,350.64)
725708	$0.00	$1,403.77	$1,403.77	($645.73)	($645.73)
725709	$0.00	$2,137.19	$2,137.19	($983.11)	($983.11)
725710	$0.00	$1,699.89	$1,699.89	($781.95)	($781.95)
725711	$0.00	$2,102.81	$2,102.81	($967.29)	($967.29)
725712	$0.00	$2,760.57	$2,760.57	($1,269.86)	($1,269.86)
725713	$0.00	$1,671.22	$1,671.22	($768.76)	($768.76)
725714	$0.00	$2,634.53	$2,634.53	($1,211.88)	($1,211.88)
725715	$0.00	$2,023.34	$2,023.34	($930.74)	($930.74)
725716	$0.00	$2,024.32	$2,024.32	($931.19)	($931.19)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
725717	$0.00	$2,490.82	$2,490.82	($1,145.78)	($1,145.78)
725718	$0.00	$1,673.23	$1,673.23	($769.69)	($769.69)
725719	$0.00	$1,793.78	$1,793.78	($825.14)	($825.14)
725720	$0.00	$3,046.03	$3,046.03	($1,401.17)	($1,401.17)
725721	$0.00	$1,671.83	$1,671.83	($769.04)	($769.04)
725722	$0.00	$1,888.89	$1,888.89	($868.89)	($868.89)
725723	$0.00	$2,770.39	$2,770.39	($1,274.38)	($1,274.38)
725724	$0.00	$2,424.42	$2,424.42	($1,115.23)	($1,115.23)
725725	$0.00	$2,068.76	$2,068.76	($951.63)	($951.63)
725726	$0.00	$2,152.94	$2,152.94	($990.35)	($990.35)
725727	$0.00	$2,038.78	$2,038.78	($937.84)	($937.84)
725728	$0.00	$2,393.52	$2,393.52	($1,101.02)	($1,101.02)
725729	$0.00	$986.16	$986.16	($453.63)	($453.63)
725730	$0.00	$1,688.33	$1,688.33	($776.63)	($776.63)
725731	$0.00	$2,131.40	$2,131.40	($980.44)	($980.44)
725732	$0.00	$2,910.14	$2,910.14	($1,338.66)	($1,338.66)
725733	$0.00	$3,174.49	$3,174.49	($1,460.27)	($1,460.27)
725734	$0.00	$2,406.00	$2,406.00	($1,106.76)	($1,106.76)
725735	$0.00	$1,925.42	$1,925.42	($885.69)	($885.69)
725736	$0.00	$2,756.63	$2,756.63	($1,268.05)	($1,268.05)
725737	$0.00	$2,903.17	$2,903.17	($1,335.46)	($1,335.46)
725738	$0.00	$1,777.04	$1,777.04	($817.44)	($817.44)
725739	$0.00	$0.00	$0.00	$0.00	$0.00
725740	$0.00	$2,694.55	$2,694.55	($1,239.49)	($1,239.49)
725741	$0.00	$1,971.69	$1,971.69	($906.98)	($906.98)
725742	$0.00	$2,718.51	$2,718.51	($1,250.51)	($1,250.51)
725743	$0.00	$0.00	$0.00	$0.00	$0.00
725744	$0.00	$0.00	$0.00	$0.00	$0.00
980737	$0.00	$3,022.59	$3,022.59	($1,390.39)	($1,390.39)
725746	$0.00	$2,443.51	$2,443.51	($1,124.01)	($1,124.01)
725747	$0.00	$2,831.22	$2,831.22	($1,302.36)	($1,302.36)
725748	$0.00	$3,014.07	$3,014.07	($1,386.47)	($1,386.47)
725749	$0.00	$0.00	$0.00	$0.00	$0.00
717579	$0.00	$1,701.57	$1,701.57	($782.72)	($782.72)
717580	$0.00	$2,372.61	$2,372.61	($1,091.40)	($1,091.40)
717581	$0.00	$1,883.27	$1,883.27	($866.30)	($866.30)
717582	$0.00	$2,103.87	$2,103.87	($967.78)	($967.78)
717583	$0.00	$2,569.99	$2,569.99	($1,182.20)	($1,182.20)
717584	$0.00	$1,521.01	$1,521.01	($699.66)	($699.66)
717585	$0.00	$2,053.74	$2,053.74	($944.72)	($944.72)
717586	$0.00	$2,341.67	$2,341.67	($1,077.17)	($1,077.17)
717587	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717588	$0.00	$1,542.58	$1,542.58	($709.59)	($709.59)
717589	$0.00	$2,217.94	$2,217.94	($1,020.25)	($1,020.25)
717590	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717591	$0.00	$1,978.42	$1,978.42	($910.07)	($910.07)
717592	$0.00	$2,378.99	$2,378.99	($1,094.34)	($1,094.34)
717593	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717594	$0.00	$2,519.60	$2,519.60	($1,159.02)	($1,159.02)
717595	$0.00	$2,617.63	$2,617.63	($1,204.11)	($1,204.11)
717596	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717597	$0.00	$1,813.25	$1,813.25	($834.10)	($834.10)
717598	$0.00	$1,537.42	$1,537.42	($707.21)	($707.21)
717599	$0.00	$2,349.24	$2,349.24	($1,080.65)	($1,080.65)
717600	$0.00	$2,067.70	$2,067.70	($951.14)	($951.14)
717601	$0.00	$1,575.58	$1,575.58	($724.77)	($724.77)
717602	$0.00	$1,725.63	$1,725.63	($793.79)	($793.79)
717603	$0.00	$2,240.81	$2,240.81	($1,030.77)	($1,030.77)
717604	$0.00	$0.00	$0.00	$0.00	$0.00
717605	$0.00	$2,424.82	$2,424.82	($1,115.42)	($1,115.42)
717606	$0.00	$1,568.78	$1,568.78	($721.64)	($721.64)
717607	$0.00	$1,855.65	$1,855.65	($853.60)	($853.60)
717608	$0.00	$1,529.61	$1,529.61	($703.62)	($703.62)
717609	$0.00	$2,065.81	$2,065.81	($950.27)	($950.27)
717610	$0.00	$1,897.84	$1,897.84	($873.01)	($873.01)
717611	$0.00	$1,970.29	$1,970.29	($906.33)	($906.33)
717612	$0.00	$1,538.62	$1,538.62	($707.77)	($707.77)
717613	$0.00	$2,762.45	$2,762.45	($1,270.73)	($1,270.73)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
717614	$0.00	$2,623.45	$2,623.45	($1,206.79)	($1,206.79)
717615	$0.00	$1,547.71	$1,547.71	($711.95)	($711.95)
717616	$0.00	$1,924.89	$1,924.89	($885.45)	($885.45)
717617	$0.00	$1,787.66	$1,787.66	($822.32)	($822.32)
717618	$0.00	$2,012.52	$2,012.52	($925.76)	($925.76)
717619	$0.00	$1,985.67	$1,985.67	($913.41)	($913.41)
717620	$0.00	$1,884.20	$1,884.20	($866.73)	($866.73)
717621	$0.00	$1,985.67	$1,985.67	($913.41)	($913.41)
717622	$0.00	$1,591.84	$1,591.84	($732.25)	($732.25)
717623	$0.00	$1,589.70	$1,589.70	($731.26)	($731.26)
717624	$0.00	$1,856.54	$1,856.54	($854.01)	($854.01)
717625	$0.00	$2,021.76	$2,021.76	($930.01)	($930.01)
717626	$0.00	$1,756.31	$1,756.31	($807.90)	($807.90)
717627	$0.00	$2,191.97	$2,191.97	($1,008.31)	($1,008.31)
717628	$0.00	$2,598.47	$2,598.47	($1,195.30)	($1,195.30)
717629	$0.00	$1,931.90	$1,931.90	($888.67)	($888.67)
717630	$0.00	$2,380.88	$2,380.88	($1,095.20)	($1,095.20)
717631	$0.00	$2,093.86	$2,093.86	($963.18)	($963.18)
717632	$0.00	$1,891.14	$1,891.14	($869.92)	($869.92)
717633	$0.00	$2,390.07	$2,390.07	($1,099.43)	($1,099.43)
717634	$0.00	$2,000.46	$2,000.46	($920.21)	($920.21)
717635	$0.00	$2,380.92	$2,380.92	($1,095.22)	($1,095.22)
717636	$0.00	$0.00	$0.00	$0.00	$0.00
717637	$0.00	$1,595.43	$1,595.43	($733.90)	($733.90)
717638	$0.00	$0.00	$0.00	$0.00	$0.00
717639	$0.00	$2,370.16	$2,370.16	($1,090.27)	($1,090.27)
717640	$0.00	$1,874.46	$1,874.46	($862.25)	($862.25)
717641	$0.00	$2,172.21	$2,172.21	($999.22)	($999.22)
717642	$0.00	$1,905.45	$1,905.45	($876.51)	($876.51)
717643	$0.00	$0.00	$0.00	$0.00	$0.00
717644	$0.00	$1,541.17	$1,541.17	($708.94)	($708.94)
717645	$0.00	$1,638.85	$1,638.85	($753.87)	($753.87)
717646	$0.00	$1,565.38	$1,565.38	($720.07)	($720.07)
717647	$0.00	$2,350.84	$2,350.84	($1,081.39)	($1,081.39)
717648	$0.00	$1,527.22	$1,527.22	($702.52)	($702.52)
717649	$0.00	$1,968.22	$1,968.22	($905.38)	($905.38)
717650	$0.00	$1,565.38	$1,565.38	($720.07)	($720.07)
717651	$0.00	$1,859.01	$1,859.01	($855.14)	($855.14)
717652	$0.00	$1,965.03	$1,965.03	($903.91)	($903.91)
717653	$0.00	$1,279.72	$1,279.72	($588.67)	($588.67)
717654	$0.00	$1,521.01	$1,521.01	($699.66)	($699.66)
717655	$0.00	$2,344.62	$2,344.62	($1,078.53)	($1,078.53)
717656	$0.00	$2,360.39	$2,360.39	($1,085.78)	($1,085.78)
717657	$0.00	$1,701.64	$1,701.64	($782.75)	($782.75)
717658	$0.00	$0.00	$0.00	$0.00	$0.00
717659	$0.00	$2,346.16	$2,346.16	($1,079.23)	($1,079.23)
717660	$0.00	$1,881.44	$1,881.44	($865.46)	($865.46)
717661	$0.00	$2,374.79	$2,374.79	($1,092.40)	($1,092.40)
717662	$0.00	$1,916.63	$1,916.63	($881.65)	($881.65)
717663	$0.00	$2,460.19	$2,460.19	($1,131.69)	($1,131.69)
717664	$0.00	$1,980.97	$1,980.97	($911.25)	($911.25)
717665	$0.00	$1,930.11	$1,930.11	($887.85)	($887.85)
717666	$0.00	$1,670.26	$1,670.26	($768.32)	($768.32)
717667	$0.00	$1,975.95	$1,975.95	($908.94)	($908.94)
717668	$0.00	$2,065.22	$2,065.22	($950.00)	PREPAID
717669	$0.00	$1,397.61	$1,397.61	($642.90)	($642.90)
717670	$0.00	$2,384.13	$2,384.13	($1,096.70)	($1,096.70)
717671	$0.00	$2,380.52	$2,380.52	($1,095.04)	($1,095.04)
717672	$0.00	$1,638.85	$1,638.85	($753.87)	($753.87)
717673	$0.00	$2,198.50	$2,198.50	($1,011.31)	($1,011.31)
717674	$0.00	$2,313.42	$2,313.42	($1,064.17)	($1,064.17)
717675	$0.00	$1,642.84	$1,642.84	($755.71)	($755.71)
717676	$0.00	$2,070.89	$2,070.89	($952.61)	($952.61)
717677	$0.00	$2,002.82	$2,002.82	($921.30)	($921.30)
717678	$0.00	$1,929.52	$1,929.52	($887.58)	($887.58)
717679	$0.00	$2,355.01	$2,355.01	($1,083.30)	($1,083.30)
717680	$0.00	$2,628.08	$2,628.08	($1,208.92)	($1,208.92)
717681	$0.00	$1,976.25	$1,976.25	($909.08)	($909.08)

Property ID	Base Year Town Taxes Paid	2022 Town Taxes Paid	2022 Tax Increment	2023-24 Available TIRZ Credit	2023-24 Applicable TIRZ Credit
717682	$0.00	$1,551.85	$1,551.85	($713.85)	($713.85)
717683	$0.00	$2,682.24	$2,682.24	($1,233.83)	($1,233.83)
717684	$0.00	$2,464.14	$2,464.14	($1,133.50)	($1,133.50)
717685	$0.00	$1,586.03	$1,586.03	($729.57)	($729.57)
717686	$0.00	$1,547.46	$1,547.46	($711.83)	($711.83)
717687	$0.00	$2,015.31	$2,015.31	($927.04)	($927.04)
717688	$0.00	$2,077.74	$2,077.74	($955.76)	($955.76)
717689	$0.00	$1,990.85	$1,990.85	($915.79)	($915.79)
717690	$0.00	$1,781.80	$1,781.80	($819.63)	($819.63)
717691	$0.00	$1,930.15	$1,930.15	($887.87)	($887.87)
717692	$0.00	$1,269.31	$1,269.31	($583.88)	($583.88)
717693	$0.00	$2,767.71	$2,767.71	($1,273.15)	($1,273.15)
717694	$0.00	$2,387.32	$2,387.32	($1,098.17)	($1,098.17)
717695	$0.00	$1,475.27	$1,475.27	($678.62)	($678.62)
717696	$0.00	$2,040.81	$2,040.81	($938.77)	($938.77)
717697	$0.00	$2,927.38	$2,927.38	($1,346.59)	($1,346.59)
717698	$0.00	$1,606.74	$1,606.74	($739.10)	($739.10)
717699	$0.00	$1,560.36	$1,560.36	($717.77)	($717.77)
717700	$0.00	$2,080.55	$2,080.55	($957.05)	($957.05)
717701	$0.00	$1,562.47	$1,562.47	($718.74)	($718.74)
717702	$0.00	$1,528.26	$1,528.26	($703.00)	($703.00)
717703	$0.00	$1,964.80	$1,964.80	($903.81)	($903.81)
717704	$0.00	$2,071.74	$2,071.74	($953.00)	($953.00)
717705	$0.00	$1,564.90	$1,564.90	($719.85)	($719.85)
717706	$0.00	$1,766.87	$1,766.87	($812.76)	($812.76)
717707	$0.00	$2,063.26	$2,063.26	($949.10)	($949.10)
717708	$0.00	$1,967.74	$1,967.74	($905.16)	($905.16)
717709	$0.00	$2,351.52	$2,351.52	($1,081.70)	($1,081.70)
717710	$0.00	$1,526.74	$1,526.74	($702.30)	($702.30)
717711	$0.00	$1,559.81	$1,559.81	($717.51)	($717.51)
717712	$0.00	$1,480.05	$1,480.05	($680.82)	($680.82)
717713	$0.00	$2,048.06	$2,048.06	($942.11)	($942.11)
717714	$0.00	$2,594.08	$2,594.08	($1,193.28)	($1,193.28)
717715	$0.00	$2,532.20	$2,532.20	($1,164.81)	($1,164.81)
717716	$0.00	$2,073.35	$2,073.35	($953.74)	($953.74)
717717	$0.00	$2,036.90	$2,036.90	($936.97)	($936.97)
717718	$0.00	$1,974.74	$1,974.74	($908.38)	($908.38)
717719	$0.00	$1,335.20	$1,335.20	($614.19)	PREPAID
717720	$0.00	$2,007.85	$2,007.85	($923.61)	($923.61)
717721	$0.00	$2,211.21	$2,211.21	($1,017.16)	($1,017.16)
717722	$0.00	$2,031.01	$2,031.01	($934.26)	($934.26)
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	$2,092.27	$2,092.27	($962.44)	($962.44)
717726	$0.00	$2,447.68	$2,447.68	($1,125.93)	($1,125.93)
717727	$0.00	$0.00	$0.00	$0.00	$0.00
717728	$0.00	$2,092.46	$2,092.46	($962.53)	($962.53)
717729	$0.00	$1,718.52	$1,718.52	($790.52)	($790.52)
717730	$0.00	$2,003.63	$2,003.63	($921.67)	($921.67)
717731	$0.00	$2,190.43	$2,190.43	($1,007.60)	($1,007.60)
Total	**$0.00**	**$1,000,811.38**	**$1,000,811.38**	**($460,373.23)**	**($458,809.04)**

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 – 2023-24

Appendix G
Assessment Roll Summary - Improvement Area #3
2023-24

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	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757668	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757667	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757666	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757665	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757664	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757663	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757662	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757661	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757660	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757659	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757658	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757657	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757656	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757655	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757654	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757653	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757652	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757651	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757650	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757649	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757648	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757647	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757646	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757645	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757644	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757643	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757642	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757641	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757640	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757639	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757638	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757637	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757636	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757635	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757634	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757633	1	4	50	0.76	$23,688.01	$705.80	$781.13	$95.37	$133.32	$1,715.62
757632	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757631	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757630	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757629	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757628	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757627	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757626	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757625	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757624	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757623	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757622	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757621	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757620	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757619	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757618	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757617	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757616	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757615	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757614	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757613	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757612	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757611	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757610	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757609	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757608	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757607	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757606	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757605	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757604	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757603	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757602	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757601	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757600	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757599	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757598	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757597	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757596	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757595	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757594	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757593	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757592	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757591	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757590	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757589	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
757588	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757587	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757586	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757585	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757584	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757583	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757582	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757581	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757580	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757579	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757578	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757577	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757576	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757575	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757574	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757573	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757572	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757571	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757570	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757569	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757568	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757567	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757566	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757565	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757564	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757563	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757562	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757561	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757560	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757559	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757558	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757557	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757556	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757555	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757554	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757553	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757552	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757551	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757550	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757549	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757548	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757547	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757546	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757545	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757544	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757543	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757542	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757541	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757540	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757539	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757538	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757537	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757536	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757535	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757534	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757533	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757532	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
757531	1	5	40	0.65	$20,259.48	$603.64	$668.07	$81.57	$114.02	$1,467.31
982616	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982615	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982657	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982637	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982654	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982648	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982631	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982635	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982636	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982640	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982641	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982643	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982644	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982645	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982628	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982629	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982630	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982623	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982624	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982625	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982650	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982647	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982655	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982653	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982660	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982700	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982701	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982685	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49

Parcel	Estimated No. of units	Lot Type	Lot Type (Ft)	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest	Adminstrative Expense	Annual Installment
982612	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982649	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982619	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982659	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982611	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982618	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982620	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982664	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982613	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982639	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982642	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982633	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982634	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982646	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982683	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982652	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982638	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982621	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982626	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982656	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982627	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982661	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982684	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982651	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982614	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982658	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982663	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982686	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982687	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982688	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982689	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982690	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982691	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982692	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982693	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982694	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982695	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982696	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982697	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982698	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982699	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982662	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982665	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982666	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982667	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982668	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982669	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982670	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982671	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982672	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982673	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982674	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982675	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982676	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982677	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982678	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982679	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982680	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982681	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982682	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
982622	1	3	60	0.81	$25,246.43	$752.23	$832.52	$101.65	$142.09	$1,828.49
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**	**$5,135,000.00**	**$153,000.00**	**$169,331.26**	**$20,675.00**	**$28,900.00**	**$371,906.26**

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 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:	08/15/2023
Agenda Item #:	5. M.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1720 Approving the 2023-2024 Annual Service Plan Update for the Valencia Public Improvement District Number Two.**

DESCRIPTION:

The Valencia Public Improvement District Number Two was created pursuant to the Public Improvement District (PID) Act and a resolution of the Town Council on August 16, 2022. The Town of Little Elm has contracted with Municap, Inc. to provide administrative and management support services associated with the Valencia PID 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 2023-2024. This Annual Service Plan update is related to the annual budget for the payment of PID obligations.

BUDGET IMPACT:

Valencia Annual PID Number Two
Assessment for 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1720
Staff Report Valencia PID No. 2

Exhibit A Valencia PID No. 2 2023-2024 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1720

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

WHEREAS, by Resolution No. 0816202201 adopted on August 16, 2022, 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 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 September 6, 2022 in The Little Elm Journal, a newspaper of general circulation in the Town; and

WHEREAS, on November 1, 2022, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1687 approving the Valencia 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 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 PID No. 2 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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1720** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 Annual Service Plan Update for the **Valencia Public Improvement District No. 2**.

BACKGROUND – Annual Service Plan Summary

Assessed Value Changes of the PID

Year	Assessed Value
2023 Certified Estimated TAV	$18,849,850

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$6,692,479
Water distribution system improvements	$1,673,302
Sanitary sewer improvements	$2,259,058
Storm drainage improvements	$1,420,022
Other soft and miscellaneous costs	$2,286,596
Total Improvement Cost	**$14,331,457**

Completed Homes as of June 30, 2023

Phase	Total Lots	Completed Homes	Percent Complete
Valencia PID No. 2	535	19	3.55%
Total	**535**	**19**	**3.55%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Valencia PID No. 2	$16,288,000	29 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1720

ATTACHMENTS
Ordinance No. 1720
Exhibit A - Valencia Public Improvement District Annual Service Plan
(Assessment Year 9/1/2023-8/31/2024)

Exhibit A

VALENCIA
PUBLIC IMPROVEMENT DISTRICT NO. 2

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

VALENCIA
PUBLIC IMPROVEMENT DISTRICT NO. 2

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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APPENDIX E – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Valencia Public Improvement District No. 2 (the "PID") was created pursuant to the PID Act and Resolution No. 0816202201 of the Town Council on August 16, 2022, to finance certain public improvement projects for the benefit of the property in the PID.

On November 1, 2022, the Town of Little Elm, Texas (the "Town") approved issuance of the Town of Little Elm (Valencia on the Lake Public Improvement District No. 2 Project) Special Assessment Revenue Bonds, Series 2022 (the "Series 2022 Bonds") in the aggregate amount of $16,288,000 pursuant to the Act, an ordinance adopted by the Town Council of the Town on November 1, 2022 and an Indenture of Trust dated as of November 1, 2022 between the Town, and Wilmington Trust, National Association (the "Trustee").

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.

The Town also adopted an assessment roll (the "Assessment Roll") 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 2023-24.

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 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

Sources and Uses

Pursuant to the Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements, excluding bond issuance costs, were equal to $14,331,457. According to Requisition #6 approved by the Town, the current budget estimates remain unchanged.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2022 Bonds.

For additional Series 2022 development-related information, refer to the link below for a history of the quarterly improvement implementation reports:

https://emma.msrb.org/IssueView/Details/P2419427

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Table II-A-1
Sources and Uses of Funds

Sources of Funds	Initial Budget	Budget Revisions[1]	Updated Budget[1]	Spent to Date[1]	Remaining to be Funded
Assessment amount	$16,288,000	$0	$16,288,000	$15,189,142	$1,098,858
Other funding sources	$1,528,920	$0	$1,528,920	$0	$1,528,920
Total Sources	**$17,816,920**	**$0**	**$17,816,920**	**$15,189,142**	**$2,627,778**
Uses of Funds					
Authorized Improvements:					
Roadway improvements	$6,692,479	$0	$6,692,479	$6,023,231	$669,248
Water improvements	$1,673,302	$0	$1,673,302	$1,505,971	$167,330
Sanitary sewer improvements					
Onsite sanitary sewer improvements	$1,367,548	$0	$1,367,548	$1,230,793	$136,755
Offsite sanitary sewer improvements	$891,510	$0	$891,510	$302,143	$589,367
Storm drainage improvements	$1,420,022	$0	$1,420,022	$1,278,020	$142,002
Other soft and miscellaneous costs	$2,286,596	$0	$2,286,596	$1,363,520	$923,076
Subtotal Authorized Improvement costs	*$14,331,457*	*$0*	*$14,331,457*	*$11,703,679*	*$2,627,778*
Bond Issuance Costs:					
Cost of issuance	$751,520	$0	$751,520	$751,520	$0
Capitalized interest	$853,641	$0	$853,641	$853,641	$0
Reserve fund	$1,331,663	$0	$1,331,663	$1,331,663	$0
Administrative Expense	$60,000	$0	$60,000	$60,000	$0
Underwriter's discount	$488,640	$0	$488,640	$488,640	$0
Subtotal	*$3,485,464*	*$0*	*$3,485,464*	*$3,485,464*	*$0*
Total Uses	**$17,816,920**	**$0**	**$17,816,920**	**$15,189,142**	**$2,627,778**

1 – According to requisition #6 approved by the Town on July 14, 2023.

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B. FIVE YEAR SERVICE PLAN

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

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

The actual budget for the Authorized Improvements is shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments (2023-2029)

Assessment Year ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Bonds	Projected Annual Installments[1]
2023	$17,816,920	$16,288,000	$1,528,920	$0
2024	$0	$0	$0	$1,434,112
2025	$0	$0	$0	$1,444,337
2026	$0	$0	$0	$1,443,805
2027	$0	$0	$0	$1,444,518
2028	$0	$0	$0	$1,444,347
2029	$0	$0	$0	$1,443,977
Total	**$17,816,920**	**$16,288,000**	**$1,528,920**	**$8,655,096**

1 – Assessment years ending 2023 through 2024 reflect actual Annual Installments and are net of capitalized interest and include applicable investment fund income and applicable credits, if any. Assessment years 2025 through 2029 reflect projected Annual Installments and will be updated in future Annual Service Plan Updates.

C. STATUS OF DEVELOPMENT

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023, 19 single family lots are completed within the PID, and five hundred and sixteen (516) single family homes are expected to be constructed in the PID.

See Table II-C-1 on the following page for the status of completed single family homes within the PID according to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023.

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Table II-C-1
Completed Homes

Completed Units	As of June 30, 2023[1]
Single Family	19

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2023.

See Appendix C for 2023 preliminary 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 securing the Series 2022 Bonds shall be payable in thirty (30) 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 Bonds is 6.76 percent per annum for 2023-24. 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 Series 2022 Bonds actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2022 Bonds (6.76 percent) plus additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town, or any other party designated by the Town, in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installments due for 2023-24 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 Installments on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installments shall be reduced by any credits applied under an applicable Assessment Ordinance or 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 on the Series 2022 Bonds will be paid 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 other district administration expenses. The Additional Interest collected with the Annual Installments will be used to pay the

Additional Interest Reserve amounts as described in the Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2023-24

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2023-24 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Annual Installments
to be Collected for 2023-24

Descriptions	Series 2022 Bonds
Interest payment on March 1, 2024	$550,736
Interest payment on September 1, 2024	$550,736
Principal payment on September 1, 2024	$200,000
Subtotal debt service on bonds	*$1,301,472*
Administrative Expenses	$61,200
Excess interest for Additional Interest Reserve	$81,440
Subtotal Expenses	*$1,444,112*
Available reserve fund income	($10,000)
Available capitalized interest account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($10,000)*
Annual Installments	**$1,434,112**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $550,736 and on September 1, 2024, in the amount of $550,736, which equal interest on the outstanding Assessments balance of $16,288,000 for six months each and an effective interest rate of 6.76 percent. Annual Installments to be collected include a principal amount of $200,000 due on September 1, 2024. As a result, the total principal and interest due in 2023-24 is estimated to be equal to $1,301,472.

Administrative Expenses

Administrative Expenses for the PID 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 2023-24 are estimated to be $61,200.

Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$23,000
PID Administrator	$25,000
Trustee	$4,500
Auditor	$6,000
Contingency	$2,700
Total	**$61,200**

Available Reserve Fund Income

As of May 31, 2023, the balance in the reserve fund was $1,355,552, which includes the bond reserve requirement of $1,331,663. As a result, there is a partial credit of $10,000 in excess funds available to pay a portion of the Series 2022 Bonds debt service for 2023-24.

Available Administrative Expense Account

As of May 31, 2023, the available funds in the Administrative Expense account are anticipated to be used for 2022-23 Administrative Expenses. As a result, there are no excess funds anticipated to be available in the Administrative Expense Fund to reduce the 2023-24 Annual Installments.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Series 2022 Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 535 units representing 473.98 total Equivalent Units are estimated to be built within the PID. Accordingly, the Annual Assessment for principal and interest portion of Annual Installments to be collected from each Equivalent Unit will be $2,896.56 (i.e. ($1,182,913 + $200,000 - $10,000) ÷ 473.98 = $2,896.56 and the Administrative Expenses to be collected from each Equivalent Unit will be $129.12 (i.e. ($61,200 ÷ 473.98 = $129.12). As a result, the total Annual Installments to be collected from each Equivalent Unit within will be $3,025.68 (i.e. $2,896.56 + $129.12 = $3,025.68). The Annual Installments to be collected from each Parcel within is calculated by multiplying the Annual Installments for each Equivalent Unit of $3,025.68 by the total estimated Equivalent Units for each Parcel in the PID.

The Annual Installments due to be collected from each land use class in the PID for 2023-24 is shown in Table II-E-1 on the following page.

Table II-E-1
Annual Installments Per Unit

Land Use Class	Annual Installments Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installments Per Land Use Class[1]
Lot Type 3 (60' Lot)	$3,025.68	1.00	$3,025.68
Lot Type 4 (50' Lot)	$3,025.68	0.82	$2,481.06

1 – Annual Installments per Equivalent Unit and Annual Installments per land class use represents the gross Annual Installments to be billed.

The list of Parcels within , 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 Installments to be collected for 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix D.

F. BOND REDEMPTION RELATED UPDATES

Series 2022 Bonds

The Series 2022 Bonds were issued in November 2022. Pursuant to Section 4.3 of the Trust Indenture of the Bonds, The Town reserves the right and option to redeem Bonds maturing on September 1, 2052, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2032**, at the Redemption Price.

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.

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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 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.

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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 Installments 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 Roll is shown in Appendix D. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installments 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 Denton Central Appraisal District online records, Phase #2B-2 of the PID was subdivided in 2022 and the Assessments were allocated proportionally according to Lot Type. As shown in Table IV-A-1 on the following page, parent Parcels 38646, 958385, 986670, 986671 were subdivided into 90 residential Lots.

The various Phase #2B-2 Lots were officially recognized within the Denton County Appraisal District records for 2022. These Lots are reflected in the Assessment Roll as shown in Appendix D.

Table IV-A-1
Phase #2B-2 Parcel Subdivision

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 958385 986670 986671	90	90.00	$3,092,789	Various	1 (60' Lot)	1.00	90	90.00	$34,364	$3,092,789
Total	**90**	**90.00**	**$3,092,789**				**90**	**90.00**		**$3,092,789**

B. PREPAYMENT OF ASSESSMENTS

As of May 31, 2023 there have been no prepaid parcels.

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

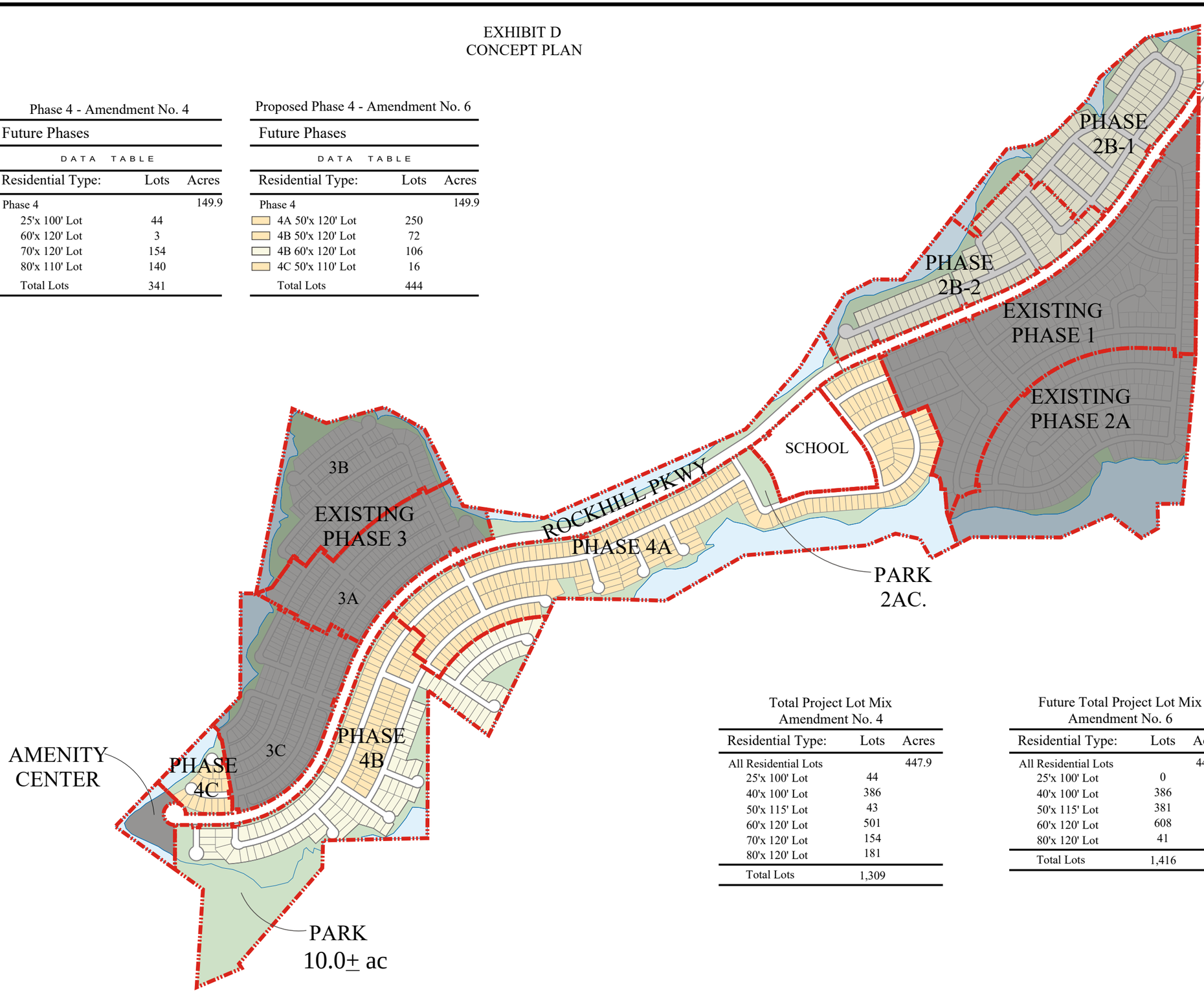
Residential Type:	Lots	Acres
Phase 4		149.9
25'x 100' Lot	44	
60'x 120' Lot	3	
70'x 120' Lot	154	
80'x 110' Lot	140	
Total Lots	341	

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	

S:\2019\2019004-00 Valencia\CAD\04-EXHIBITS\2019004-00LP11ValenciaExhibit D 01132021.dwg Jan 13,2021 - 4:55 pm chancock

APPENDIX B
PREPAID PARCELS

APPENDIX B
PREPAID PARCELS

As of May 31, 2023 there have been no prepaid parcels.

APPENDIX C
2023 ASSESSED VALUE

APPENDIX C
2023 ASSESSED VALUE

PID	2023 Assessed Value[1]
Valencia PID No. 2	$18,849,850
Total	**$18,849,850**

1 - Assessed values reflect preliminary 2023 values in accordance with the Denton Central Appraisal District online records.

APPENDIX D
ASSESSMENT ROLL SUMMARY - 2023-24

Appendix D
Assessment Roll Summary
2023-24

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
584981	24	60,50	Various	22.20	$762,887.89	$9,367.48	$51,121.76	$3,814.44	$2,866.45	$67,170.13
986672	193	50	Various	158.26	$5,438,497.15	$66,779.19	$364,438.24	$27,192.49	$20,434.43	$478,844.35
986673	57	50	Various	46.74	$1,606,188.28	$19,722.35	$107,632.02	$8,030.94	$6,035.04	$141,420.35
986674	154	60,50	Various	142.84	$4,908,599.35	$60,272.59	$328,929.35	$24,543.00	$18,443.41	$432,188.34
986675	17	50	Various	13.94	$479,038.61	$5,882.10	$32,100.78	$2,395.19	$1,799.92	$42,178.00
1010092	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010016	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010103	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010085	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010057	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010091	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010107	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010051	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010075	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010076	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010077	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010079	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010080	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010081	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010082	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010089	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010090	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010086	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010059	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010060	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010061	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010062	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010063	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010064	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010065	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010066	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010067	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010068	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010069	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010070	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010071	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010072	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010073	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010074	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010049	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010053	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010084	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010101	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010102	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010093	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010094	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010095	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010096	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010097	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010055	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010056	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010087	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010098	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010100	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010017	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010106	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010104	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010088	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010099	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010031	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010019	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010020	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010021	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010022	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010023	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010024	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010025	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010026	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010027	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010028	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010036	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010037	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010038	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010039	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010040	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010041	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010042	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010043	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010044	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010045	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010046	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010048	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010052	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010015	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010050	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010054	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010108	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010018	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010032	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010033	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010034	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010035	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010047	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010029	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010030	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010058	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010083	0	60	OPEN SPACE	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1010078	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
1010105	1	60	1	1.00	$34,364.32	$421.96	$2,302.78	$171.82	$129.12	$3,025.68
	535			**473.98**	**$16,288,000.00**	**$200,000.00**	**$1,091,472.50**	**$81,440.00**	**$61,200.00**	**$1,434,112.50**

APPENDIX E
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 No. 2 (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 Installments 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 Installments 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:	08/15/2023
Agenda Item #:	5. N.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1721 Approving the 2023-2024 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 PID.

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 2023-2024. 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 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1721

Staff Report Spiritas Ranch PID

Exhibit A Spiritas Ranch 2023-2024 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1721

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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1721** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 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
2021 Base Year	$1,215,908
2023 Certified TAV	$28,168,645

Infrastructure Improvements

Infrastructure*	Total Investment
Road improvements	$12,668,445
Water distribution system improvements	$3,012,690
Sanitary sewer improvements	$6,324,081
Storm drainage improvements	$5,479,282
Parks, landscaping, and hardscaping	$2,722,430
Other soft and miscellaneous costs	$7,358,502
Right-of-way	$7,586,808
Total Improvement Cost	**$45,152,237**

*Includes improvements in four areas

Completed Homes as of June 30, 2023

Phase	Total Lots to be Developed	Completed Homes	Percent Complete
Improvement Area #1	1,057	0	0%
Initial Major Improvement Area	1,099	0	0%
Total	**2,156**	**0**	**0%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Initial Improvement Area # 1	$32,425,000	28 Years
Additional Improvement Area #1	$7,745,000	30 Years
Initial Major Improvement Area	$10,125,000	28 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1721

ATTACHMENTS
Ordinance No. 1721
Exhibit A – Spiritas Ranch Public Improvement District Annual Service Plan
(Assessment Year 9/1/2023-8/31/2024)

Exhibit A

SPIRITAS RANCH
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SPIRITAS RANCH
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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APPENDIX G - 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. The Service and Assessment Plan was updated and approved by Town Council on July 18, 2023, to levy additional Improvement Area #1 Assessments in the amount of $7,745,000 to incorporate the obligations of the Additional Improvement Area #1 Reimbursement Agreement (the "Updated Service and Assessment Plan"). 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 2023-24 (the "Annual Service Plan Update").

The Town also adopted the Initial Improvement Area #1 Assessment Roll, Additional Improvement Area #1 Improvements Assessment Roll and the Initial Major Improvement Area Assessment Roll attached as Appendix D, Appendix E, and Appendix F 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 2023-24.

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 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 Updated 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

Initial 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 Initial Improvement Area #1 Improvements, including the proportional share of the Initial 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 #25, 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 Initial Improvement Area #1 Improvements, including the proportional share of the Inital 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 – Initial Improvement Area #1

Sources of Funds	Initial Estimated Budget[2]	Budget Revisions[1]	Updated Budget[1]	Amount Spent to Date[1]	Remaining Balance[1]
Par amount	$32,920,000	$0	$32,920,000	$29,010,900	$3,909,100
Other funding sources					
Developer contributions	$2,906,073	$0	$2,906,073	$2,635,407	$270,666
Subtotal: Other funding sources	*$2,906,073*	*$0*	*$2,906,073*	*$2,635,407*	*$270,666*
Total Sources	**$35,826,073**	**$0**	**$35,826,073**	**$31,646,307**	**$4,179,766**
Uses of Funds					
Improvement Area #1 Improvements					
Roadway Improvements	$7,943,160	$168,758	$8,111,919	$7,304,698	$807,220
Water Improvements	$2,217,252	$31,480	$2,248,732	$2,024,832	$223,899
Sewer Improvements	$3,857,543	$74,935	$3,932,478	$3,541,146	$391,322
Storm Drainage Improvements	$4,610,31	$77,000	$4,687,431	$4,218,963	$468,468
Parks, Landscaping, and Hardscaping	$0	$0	$0	$0	$0
Other Soft and Miscellaneous Costs	$3,402,113	($352,173)	$3,049,939	$3,049,939	$0
Subtotal: Improvement Area #1 Improvements	*$22,030,499*	*$0*	*$22,030,499*	*$20,139,579*	*$1,890,921*
Major Improvements					
Roadway Improvements	$1,680,930	$151,340	$1,832,270	$1,650,008	$182,262
Water Improvements	$232,651	$1,623	$234,273	$210,758	$23,515
Sewer Improvements	$896,021	$130,716	$1,026,737	$924,516	$102,221
Storm Drainage Improvements	$137,941	$60,515	$198,456	$178,614	$19,842
Parks, Landscaping, and Hardscaping	$1,319,206	$0	$1,319,206	$0	$1,319,206
Other Soft and Miscellaneous Costs	$2,224,438	($344,193)	$1,880,245	$1,238,445	$641,799
Subtotal: Major Improvements	*$6,491,187*	*($0)*	*$6,491,187*	*$4,202,341*	*$2,288,845*
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**	**$31,646,307**	**$4,179,766**

1 – According to Draw Request #25 approved by the Town in July 2023.

Improvement Area #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Initial Improvement Area #1 Improvement aggregate budget.

Additional Improvement Area #1 Improvements Sources and Uses

According to the Updated Service and Assessment Plan, the estimated cost of the Additional Improvement Area #1 Improvements was equal to $8,977,633, as stated in Table II-A-2 below.

Table II-A-2
Sources and Uses – Additional Improvement Area #1 Improvements

Sources of Funds	**Projected Budget**	**Budget Revised**	**Updated Budget**	**Amount Spent to Date**	**Remaining Budget**
Par amount	$7,745,000	$0	$7,745,000	$0	$7,745,000
Other funding sources	$1,232,633	$0	$1,232,633	$0	$1,232,633
Total Sources	**$8,977,633**	$0	**$8,977,633**	$0	**$8,977,633**
Uses of Funds					
Additional Major Improvements					
Roadway Improvements (including perimeter road row)	$659,283	$0	$659,283	$0	$659,283
Water Improvements	$210,441	$0	$210,441	$0	$210,441
Sanitary Sewer Improvements	$158,704	$0	$158,704	$0	$158,704
Storm Drainage Improvements	$185,668	$0	$185,668	$0	$185,668
Other Soft and Miscellaneous Costs	$141,729	$0	$141,729	$0	$141,729
Right-of-way	$806,808	$0	$806,808	$0	$806,808
Subtotal	*$2,162,633*	$0	*$2,162,633*	$0	*$2,162,633*
Additional IA #1 Improvements					
Right-of-way	*$6,780,000*	$0	*$6,780,000*	$0	*$6,780,000*
Subtotal	*$6,780,000*	$0	*$6,780,000*	$0	*$6,780,000*
Other Costs:					
Administrative Expenses	$35,000	$0	$35,000	$0	$35,000
Subtotal	*$35,000*	*$0*	*$35,000*	$0	*$35,000*
Total Uses	**$8,977,633**	**$0**	**$8,977,633**	$0	**$8,977,633**

Additional Improvement Area #1 Improvement Cost Variances

As stated in Table II-A-2 above there are no significant variances to the Additional Improvement Area #1 Improvements aggregate budget.

Initial 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 Initial 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-3 below summarizes the updated sources and uses of funds required to (1) construct the Phases #2-4 Initial Major Improvements, (2) establish the PID, and (3) issue the Series 2021 Bonds.

Table II-A-3
Updated Sources and Uses – Phases #2-4 Initial 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	$8,101,769	$2,178,231
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**	**$8,101,769**	**$2,178,231**
Uses of Funds					
Major Improvements					
Roadway Improvements	$2,064,973	$0	$2,064,973	$1,754,878	$310,094
Water Improvements	$317,784	$1,460	$319,244	$287,466	$31,778
Sewer Improvements	$1,089,962	$116,200	$1,206,162	$1,086,142	$120,020
Storm Drainage Improvements	$282,703	$125,024	$407,727	$367,129	$40,598
Parks, Landscaping, and Hardscaping	$1,403,224	$0	$1,403,224	$0	$1,403,224
Other Soft and Miscellaneous Costs	$2,529,272	($242,684)	$2,286,588	$2,014,072	$272,516
Subtotal: Major Improvements	*$7,687,918*	*$0*	*$7,687,918*	$5,509,687	$2,178,231
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**	**$8,101,769**	**$2,178,231**

1 – According to Draw Request #25 approved by the Town in July 2023.

Phases #2-4 Initial Major Improvement Area Cost Variances

As stated in Table II-A-3 above, there are no significant variances to the Phases #2-4 Initial 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 (2021-2029)

Assessment Year ending 09/01[1]	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Initial Major Improvement Annual Installments	Initial IA #1 Annual Installments	Projected Additional IA #1 Improvements Annual Installments
2021-23	$55,083,706	$50,945,000	$4,138,706	$461,634	$1,473,416	$0
2024	$0	$0	$0	$787,844	$2,462,969	$566,019
2025	$0	$0	$0	$797,292	$2,504,009	$576,635
2026	$0	$0	$0	$792,754	$2,508,289	$577,099
2027	$0	$0	$0	$792,937	$2,505,544	$578,411
2028	$0	$0	$0	$792,547	$2,501,068	$579,513
2029	$0	$0	$0	$796,585	$2,499,864	$579,406
Total	**$55,083,706**	**$50,945,000**	**$4,138,706**	**$5,221,592**	**$16,455,159**	**$3,457,084**

1 - Annual Installments for Assessment Years ending 2021-24 represent actual amounts billed and include applicable credits. Assessment Years ending 2025-2029 represent projected amounts and will be updated in future Annual Service Plan Updates.

C. Status of Development

Initial Improvement Area #1

According to the Developer's Quarterly Improvement Implementation Report dated June 30, 2023, the expected completion date for the Initial Improvement Area #1 Improvements is the fourth quarter of 2023.

According to the Town on July 17, 2023, an additional two building permits have been issued for DR Horton and one building permit has been issued for Beazer Homes. As of July 17, 2023, no homes have been completed within the Initial Improvement Area #1.

Initial Major Improvement Area

According to the Town on July 17, 2023, an additional two building permits have been issued for DR Horton and one building permit has been issued for Beazer Homes. As of July 17, 2023, no homes have been completed within the Initial Major Improvement Area #1.

See Appendix C for 2023 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – INITIAL IMPROVEMENT AREA #1

Initial Improvement Area #1 - Annual Installments – 2023-24

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 (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2021 Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Updated 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 2023-24 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 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 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 Initial 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.

Initial Improvement Area #1 Annual Installments to be Collected for 2023-24

The budget for Initial Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-D-1 below.

Table II-D-1
Budget for the Initial Improvement Area #1 Annual Installments to be Collected for 2023-24

	Initial Improvement Area #1 portion of the Series 2021 Bonds
Interest payment on March 1, 2024	$871,422
Interest payment on September 1, 2024	$871,422
Principal payment on September 1, 2024	$520,000
Subtotal - Debt Service Payments	*$2,262,844*
Administrative Expenses	$53,000
Excess Interest for Prepayment & Delinquency Reserves	$162,125
Subtotal Expenses	*$2,477,969*
Available Reserve Fund Income	($10,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	($5,000)
Subtotal funds available	*($15,000)*
Annual Installments	**$2,462,969**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $871,422 and on September 1, 2024 in the amount of $871,422, which equal interest on the outstanding Improvement Area #1 Assessments balance of $32,425,000 for six months each and an effective interest rate of 5.38 percent. Annual Installments to be collected include a principal payment of $520,000 due on September 1, 2024 for Initial 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 2023-24 is estimated to be $2,262,844.

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 Improvement Area #1 administrative expenses to be collected for 2023-24 are estimated to be $53,000.

Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$8,000
PID Administrator	$35,000
Audit	$2,000
Trustee	$3,000
Contingency	$5,000
Total	**$53,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $162,125, which equals 0.5 percent interest on the outstanding Improvement Area #1's portion of the Series 2021 Bonds balance of $32,425,000.

Available Reserve Fund Income

As of June 30, 2023, the balance in the Reserve Fund was $3,076,050 which exceeds the Bond Reserve Requirement of $2,976,469. As a result, there are $10,000 in funds anticipated to be available to pay the Series 2021 Bonds debt service for Assessment Year ending September 1, 2024.

Available Capitalized Interest Account

The final payment out of the Capitalized Interest Fund will be used to pay interest on the Series 2021 Bonds on the interest payment dates for Assessment Year ending September 1, 2023. As a result, there will be no credit available to reduce the Annual Installment for Assessment Year ending September 1, 2024.

Available Administrative Expense Account

As of June 30, 2023, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the Initial Improvement Area #1 Annual Installment for 2023-24.

E. ANNUAL INSTALLMENTS PER UNIT - INITIAL IMPROVEMENT AREA #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 Initial Improvement Area #1 portion of the Series 2021 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of Improvement Area #1.

According to the Updated Service and Assessment Plan, 1,057 units, representing 824.33 total Equivalent Units, are anticipated to be built within the Initial 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 $2,929.60 (i.e. ($2,262,844 - $10,000 + $162,125) ÷ 824.33 = $2,929.60) and the net Administrative Expenses to be collected from each Equivalent Unit will be $58.23 (i.e. ($53,000 - $5,000) ÷ 824.33 = $58.23). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Initial Improvement Area #1 will be $2,987.83. The Annual Installment to be collected from each Parcel within the Initial Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $2,987.83 by the total estimated Equivalent Units for each Parcel in the Initial Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Initial Improvement Area #1 for 2023-24 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Initial Improvement Area #1

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 FT	$2,987.83	1.00	$2,987.83
50 FT	$2,987.83	0.83	$2,489.86
40 FT	$2,987.83	0.67	$1,991.89

The list of Parcels within Initial 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 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix D.

F. ANNUAL BUDGET –ADDITIONAL IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Additional Improvement Area #1 Annual Installments – 2023-24

The collection of the first Annual Installment of an Assessment related to the Additional Improvement Area #1 Projects Reimbursement Agreement secured by Improvement Area #1 Assessed Property for the Additional Improvement Area #1 Projects shall commence upon the earlier of: (i) September 1, 2023, (ii) with tax bills sent the first October after issuance of a series of Bonds, if any, for Additional Improvement Area #1 Projects, such that upon the issuance of Bonds all Assessments in Improvement Area #1 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Improvement Area #1 Assessed Property for the Additional Improvement Area #1 Projects such that all Assessments in Improvement Area #1 begin collection immediately after the expiration of such two year period.

The Town Council approved the issuance of Additional Improvement Area #1 Assessments in the aggregate amount of $7,745,000 on July 18, 2023. As a result, condition (i) has been satisfied and the first Annual Installment will be due by January 31, 2024. 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 (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Reimbursement Agreement, of which thirty (30) 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 Additional Improvement Area #1 Reimbursement Agreement, which is 5.88 percent per annum for 2023-24. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 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 Additional Improvement Area #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.

Additional Improvement Area #1 Annual Installments to be Collected for 2023-24

The budget for Additional Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-D-1 on the following page.

Table II-D-1
Budget for the Additional Improvement Area #1 Reimbursement Agreement
Annual Installments to be Collected for 2023-24

	Additional Improvement Area #1 Reimbursement Agreement
Interest payment on March 1, 2024	$227,509
Interest payment on September 1, 2024	$227,509
Principal payment on September 1, 2024	$61,000
Subtotal - Debt Service Payments	*$516,019*
Administrative Expenses	$50,000
Subtotal Expenses	*$566,019*
Available Other Credits	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*$0*
Annual Installments	**$566,019**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $227,509 and on September 1, 2024 in the amount of $227,509, which equal interest on the outstanding Additional Improvement Area #1 Reimbursement Agreement Assessments balance of $7,745,000 for six months each and an effective interest rate of 5.88 percent. Annual Installments to be collected include a principal payment of $61,000 due on September 1, 2024 for the Additional Improvement Area #1 Reimbursement Agreement. As a result, total principal and interest due for the Additional Improvement Area #1 Reimbursement Agreement for 2023-24 is estimated to be $516,019.

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 Additional Improvement Area #1 Reimbursement Agreement administrative expenses to be collected for 2023-24 are estimated to be $50,000.

Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$8,000
PID Administrator	$35,000
Audit	$2,000
Trustee	$1,000[1]
Contingency	$4,000
Total	**$50,000**

1 – Trustee fee is for estimated expenses related to the establishment of depositor accounts for the Additional Improvement Area #1 Improvement Annual Installments and other applicable revenues.

Available Reserve Fund Income

As of June 30, 2023, 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 Additional Improvement Area #1 Reimbursement Agreement's portion of the 2023-24 Annual Installment.

Available Administrative Expense Account

As of June 30, 2023, the available balance for administrative expenses was $123,537, which is anticipated to be used for the payment of future administrative expenses. As a result, there are no excess administrative expense funds available in the Administrative Fund to reduce the Additional Improvement Area #1 Reimbursement Agreement 2023-24 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT – ADDITIONAL IMPROVEMENT AREA #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 Additional Improvement Area #1 Reimbursement Agreement and to cover Administrative Expenses of the Additional Improvement Area #1 Reimbursement Agreement.

According to the Updated Service and Assessment Plan, 1,057 units, representing 824.33 total Equivalent Units, are anticipated to be built within the Additional Improvement Area #1 of the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $625.98 (i.e. $516,019 ÷ 824.33 = $625.98) and the net Administrative Expenses to be collected from each Equivalent Unit will be $60.66 (i.e. $50,000 ÷ 824.33 = $60.66). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Additional Improvement Area #1 will be $686.65. The Annual Installment to be collected from each Parcel within the Additional Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $686.65 by the total estimated Equivalent Units for each Parcel in the Additional Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in the Additional Improvement Area #1 for 2023-24 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit – Additional Improvement Area #1
Reimbursement Agreement

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 FT	$686.65	1.00	$686.65
50 FT	$686.65	0.83	$572.21
40 FT	$686.65	0.67	$457.77

The list of Parcels within the Additional 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 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix E.

H. Annual Budget – Initial 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 (30) annual installments of principal and interest beginning with the tax year following the issuance of the Series 2021 Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Updated 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 2023-24 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 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 Initial 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 Updated Service and Assessment Plan and applicable Trust Indenture.

Phases #2-4 Initial Major Improvement Area Annual Installments to be Collected for 2023-24

The budget for the Initial Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-F-1 below.

Table II-F-1
Budget for the Initial Major Improvement Area
Annual Installments to be Collected for 2023-24

	Major Improvement Area portion of the Series 2021 Bonds
Interest payment on March 1, 2024	$272,109
Interest payment on September 1, 2024	$272,109
Principal payment on September 1, 2024	$165,000
Subtotal - Debt Service Payments	*$709,219*
Administrative Expenses	$43,000
Excess Interest for Prepayment & Delinquency Reserves	$50,625
Subtotal Expenses	*$802,844*
Available Reserve Fund Income	($10,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	($5,000)
Subtotal funds available	*($15,000)*
Annual Installments	**$787,844**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $272,109 and on September 1, 2024 in the amount of $272,109, which equal interest on the outstanding Initial Major Improvement Area Assessments balance of $10,125,000 for six months each and an effective interest rate of 5.38 percent. Annual Installments to be collected include a principal payment of $165,000 due on September 1, 2024 for the Initial Major Improvement Area portion of the Series 2021 Bonds. As a result, total

principal and interest due for the Initial Major Improvement Area Assessments portion of the Series 2021 Bonds for 2023-24 is estimated to be $709,219.

Administrative Expenses

Administrative expenses include the Town, Trustee, Administrator, auditor, dissemination agent and contingency fees. As shown in Table II-F-2 below, the total Initial Major Improvement administrative expenses to be collected for 2023-24 are estimated to be $43,000.

Table II-F-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$8,000
PID Administrator	$25,000
Audit	$2,000
Trustee	$3,000
Contingency	$5,000
Total	**$43,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $50,625, which equals 0.5 percent interest on the outstanding Initial Major Improvement Area's portion of the Series 2021 Bonds balance of $10,125,000.

Available Reserve Fund Income

As of June 30, 2023, the balance in the Reserve Fund was $3,076,050 which exceeds the Bond Reserve Requirement of $2,976,469. As a result, there are $10,000 in funds anticipated to be available to pay the Series 2021 Bonds debt service for Assessment Year ending September 1, 2024.

Available Capitalized Interest Account

The final payment out of the Capitalized Interest Fund will be used to pay interest on the Series 2021 Bonds on the interest payment dates for Assessment Year ending September 1, 2023. As a result, there will be no credit available to reduce the Annual Installment for Assessment Year ending September 1, 2024.

Available Administrative Expense Account

As of June 30, 2023, there is $5,000 anticipated to be available in the Administrative Expense Fund to reduce the Initial Major Improvement Area Annual Installment for 2023-24.

I. ANNUAL INSTALLMENTS PER UNIT – INITIAL 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 Initial Major Improvement Area portion of the Series 2021 Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Updated Service and Assessment Plan, and to cover Administrative Expenses of the Initial Major Improvement Area.

According to the Updated Service and Assessment Plan, 1,099 units representing 876.83 total Equivalent Units are anticipated to be built within the Initial 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 $855.17 (i.e. ($709,219 + $50,625 - $10,000) ÷ 876.83 = $855.17) and the Administrative Expenses to be collected from each Equivalent Unit will be $43.34 (i.e. ($43,000 - $5,000) ÷ 876.83 = $43.34). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Initial Major Improvement Area will be $898.51 for each Parcel within the Initial Major Improvement Area. The Annual Installment to be collected from each Parcel within the Initial Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of $898.51 by the total estimated Equivalent Units for each Parcel in the Initial Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in the Initial Major Improvement Area for 2023-24 is shown in Table II-G-1 below.

Table II-G-1
Annual Installment Per Unit – Phases #2-4 Initial Major Improvement Area

Land Use Class	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
60 Ft	$898.51	1.00	$898.51
50 Ft	$898.51	0.83	$748.76
40 Ft	$898.51	0.67	$599.01

The list of Parcels within the Initial 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 2023-24 are shown in the assessment roll summary attached hereto as Appendix F.

J. 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.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated 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

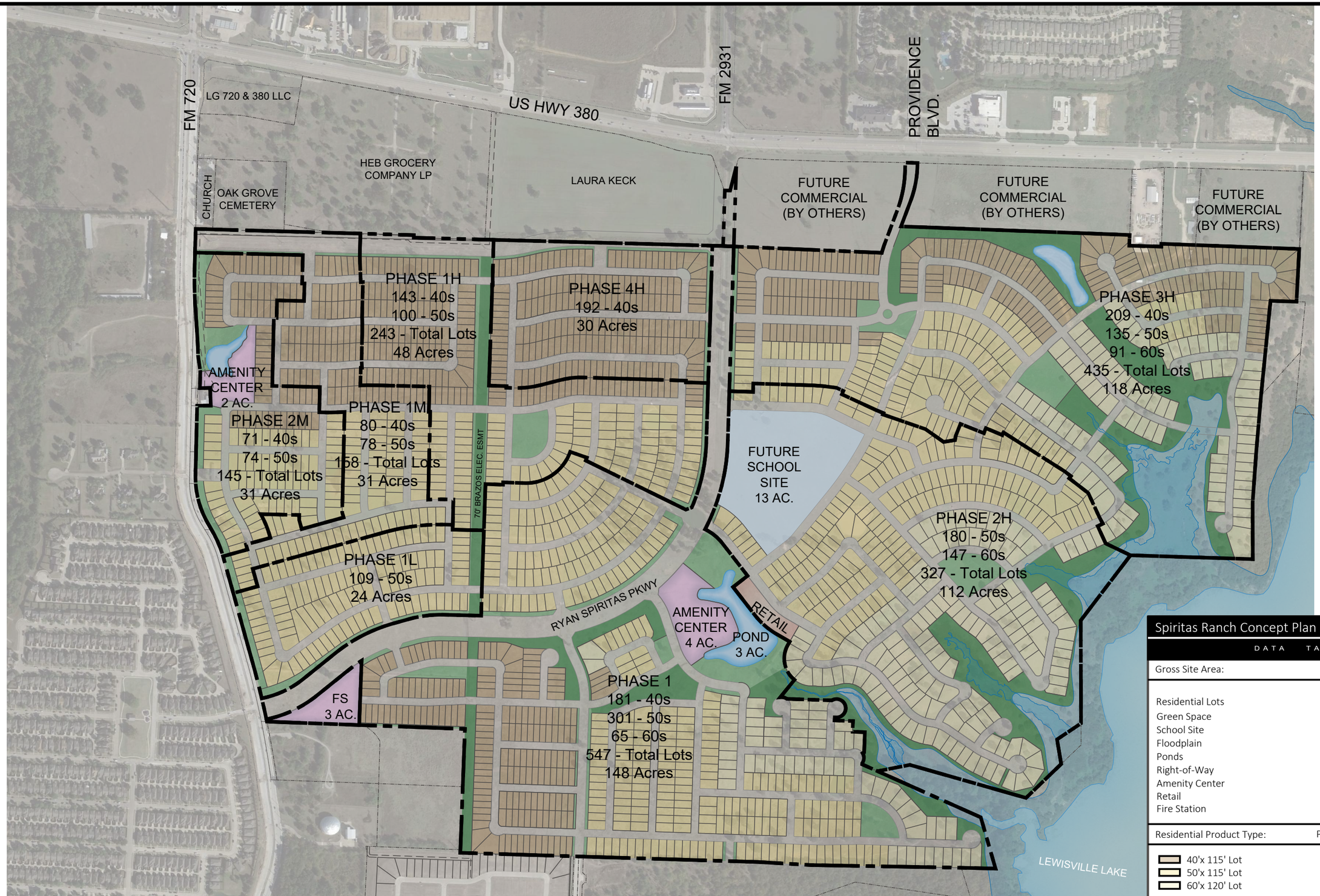
The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel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

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2023 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\2019017001LP28SpiritasRanchConceptPlan 03292021.dwg Mar 29,2021 - 11:17 am chancock

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of June 30, 2023 there has been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE BY PHASE

SPIRITAS RANCH PID

2023 Certified Assessed Value

Phase	Parcels	2023 Assessed Value[1]
Initial Improvement Area #1 and Initial Major Improvement Area	19	$28,168,645.00
Total	**19**	**$28,168,645.00**

1 - Parcel assessed values reflect 2023 values, inclusive of applicable exemptions, in accordance with Denton Central Appraisal District online records as of July 26, 2023.

APPENDIX D
IMPROVEMENT AREA #1 ASSESSMENT ROLL – INITIAL IMPROVEMENT AREA IMPROVEMENTS – 2023-24

SPIRITAS RANCH PID
Improvement Area #1 Assessment Roll Summary
2023-24

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2023-24 Annual Installment
38076, 38089, 38226, 111275, 465354, 746126, 967339, 983733, 983734, 1007166	824.33	$32,425,000.00	$520,000.00	$1,732,843.75	$162,125.00	$48,000.00	$2,462,968.75
1006511	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**824.33**	**$32,425,000.00**	**$520,000.00**	**$1,732,843.75**	**$162,125.00**	**$48,000.00**	**$2,462,968.75**

APPENDIX E
IMPROVEMENT AREA #1 ASSESSMENT ROLL – ADDITIONAL IMPROVEMENT #1 AREA #1 IMPROVEMENTS – 2023-24

SPIRITAS RANCH PID
Additional Improvement Area #1 Reimbursement Agreement Assessment Roll Summary
2023-24

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
38076, 38089, 38226, 111275, 465354, 746126, 967339, 983733, 983734, 1007166	824.33	$7,745,000.00	$61,000.00	$455,018.75	$50,000.00	$566,018.75
1006511	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**824.33**	**$7,745,000.00**	**$61,000.00**	**$455,018.75**	**$50,000.00**	**$566,018.75**

APPENDIX F
MAJOR IMPROVEMENT ASSESSMENT ROLL – INITIAL MAJOR IMPROVEMENTS – 2023-24

SPIRITAS RANCH PID
Major Improvement Area Assessment Roll Summary
2023-24

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2023-24 Annual Installment
38076, 38089, 38094, 38102, 38191, 38193, 38226, 111275, 465354, 967339, 967340	876.83	$10,125,000.00	$165,000.00	$534,218.75	$50,625.00	$38,000.00	$787,843.75
1006512	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1006510	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**876.83**	**$10,125,000**	**$165,000.00**	**$534,218.75**	**$50,625.00**	**$38,000.00**	**$787,843.75**

APPENDIX G
PID ASSESSMENT NOTICE

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:	08/15/2023
Agenda Item #:	5. O.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Consider Action to Approve **Ordinance No. 1722 Approving the 2023-2024 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 PID.

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 2023-2024. 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 2023-2024. Submittal to Denton County Tax office prior to October 1.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Ordinance No. 1722

Staff Report Spiritas East PID

Exhibit A Spiritas East 2023-2024 SAP

TOWN OF LITTLE ELM

ORDINANCE NO. 1722

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 15TH DAY OF AUGUST 2023.

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 15, 2023

PROJECT
Consider and Action to adopt **Ordinance No. 1722** an Ordinance of the Town of Little Elm, Texas approving the 2023-2024 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 Base Year	$3,940,354
2023 Certified TAV	$4,117,639

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
Other soft and miscellaneous costs	$760,499
Total Improvement Cost	**$4,285,678**

Completed Homes as of June 30, 2023

Phase	Total Lots to be Developed	Completed Homes	Percent Complete
Phase #1	146	0	0%
Total	**146**	**0**	**0%**

Outstanding PID Assessment

Phases	Outstanding Debt Obligation	Years Remaining for PID
Phase # 1	$4,650,000	28 Years

RECOMMENDED ACTION
Staff recommends Council adopt Ordinance 1722

ATTACHMENTS
Ordinance No. 1722
Exhibit A – Spiritas East Public Improvement District Annual Service Plan
(Assessment Year 9/1/2023-8/31/2024)

Exhibit A

SPIRITAS EAST
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 15, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SPIRITAS EAST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 – 8/31/24)

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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 2023-24 (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 2023-24.

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 #14, which was approved by the Town on June 28, 2023.

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[1]	Updated Budget[1]	Amount Spent to Date[1]	Remaining Balance[1]
Par amount	$4,650,000	$0	$4,650,000	$3,111,680	$1,538,320
Plus: original issue discount	($19,098)	$0	($19,098)	($19,098)	$0
Net Par Amount	*$4,630,902*	*$0*	*$4,630,902*	*$3,092,582*	*$1,538,320*
Other funding sources					
Developer contributions	$664,006	$0	$664,006	$287,971	$376,035
Subtotal: Other funding sources	*$664,006*	*$0*	*$664,006*	*$287,971*	*$376,035*
Total Sources	**$5,294,907**	**$0**	**$5,294,907**	**$3,380,553**	**$1,914,353**
Uses of Funds					
Authorized Improvements					
Roadway Improvements	$1,777,602	$0	$1,777,602	$111,549	$1,666,053
Water Improvements	$422,136	$0	$422,136	$379,922	$42,214
Sewer Improvements	$644,200	$0	$644,200	$579,780	$64,420
Storm Drainage Improvements	$681,241	$0	$681,241	$613,117	$68,124
Other Soft and Miscellaneous Costs	$760,499	$0	$760,499	$686,955	$73,544
Subtotal: Authorized Improvements	*$4,285,678*	*$0*	*$4,285,678*	*$2,371,323*	*$1,914,355*
Bond Issuance Costs					
Cost of Issuance	$265,150	$0	$265,150	$265,150	$11,553
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*	*$11,553*
Total Uses	**$5,294,907**	**$0**	**$5,294,907**	**$3,380,553**	**$1,914,354**

1 – According to Draw Request #14 approved by the Town on June 28, 2023.

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 (2022-2029)

Assessment Year Ending 09/01[1]	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Annual Installments
2022-2023	$5,294,907	$4,650,000	$664,006	$50,300[2]
2024	$0	$0	$0	$353,253
2025	$0	$0	$0	$342,618
2026	$0	$0	$0	$343,530
2027	$0	$0	$0	$343,308
2028	$0	$0	$0	$342,992
2029	$0	$0	$0	$343,292
Total	**$5,294,907**	**$4,650,000**	**$664,006**	**$2,119,293**

1 - Assessment years ending 2022 through 2024 reflect actual Annual Installment amounts billed and include applicable credits. Assessment years ending 2025 through 2029 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 Developer's Quarterly Improvement Implementation Report dated as of March 31, 2023, the expected completion date for the Authorized Improvements is the first quarter of 2024 with an expected final lot sale date of the fourth quarter of 2025.

D. ANNUAL BUDGET

Annual Installments – 2023-24

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-eight (28) 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 2023-24 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 2023 and will be delinquent on February 1, 2024.

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 2023-24, 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 2023-24

The budget for Authorized of the PID will be paid from the collection of Annual Installments collected for 2023-24 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 2023-24

	Series 2022 Bonds
Interest payment on March 1, 2024	$87,873
Interest payment on September 1, 2024	$87,873
Principal payment on September 1, 2024	$102,000
Subtotal - Debt Service Payments	*$277,745*
Administrative Expenses	$61,000
Excess Interest for Prepayment & Delinquency Reserves	$23,250
Subtotal Expenses	*$361,995*
Available Reserve Fund Income	($8,742)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*($8,742)*
Annual Installments	**$353,253**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of $87,873 and on September 1, 2024 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. Annual Installments to be collected include a principal payment of $102,000 due on September 1, 2024 for the Series 2022 Bonds. As a result, total principal and interest due in 2023-24 for the Series 2022 Bonds is estimated to be $277,745.

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 2023-24 are estimated to be $61,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Town	$22,000
PID Administrator	$25,000
Trustee	$4,500
Auditor	$6,000
Contingency	$3,500
Total	**$61,000**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of $23,250, which equals 0.5 percent interest on the outstanding Series 2022 Assessments balance of $4,650,000.

Available Reserve Fund Income

As of June 30, 2023, the balance in the Reserve Fund was $286,760, which exceeds the Bond Reserve Requirement of $278,018. As a result, there are $8,742 in funds anticipated to be available to pay the Series 2022 Bonds debt service for Assessment Year ending September 1, 2024.

Available Capitalized Interest Account

The final payment out of the Capitalized Interest Fund will 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 will be no credit available to reduce the Annual Installment for Assessment Year ending September 1, 2024.

Available Administrative Expense Account

As of June 30, 2023, the balance in the Administrative Expense Fund was $67,974. The available balance is anticipated to be used for future administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2023-24 Annual Installment.

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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, interest, and prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be $2,580.82 (i.e. ($277,745 + $23,250 – $8,742) ÷ 113.24 = $2,580.82) and the net Administrative Expenses to be collected from each Equivalent Unit will be $538.68 (i.e. $61,000 ÷ 113.24 = $538.68). As a result, the total Annual Installment to be collected from each Equivalent Unit within the PID will be $3,119.50 (i.e. $2,580.82 + $538.68 = $3,119.50). The Annual Installment to be collected from each Parcel is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,119.50 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 2023-24 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	$3,119.50	1.00	$3,119.50
40 FT	$3,119.50	0.72	$2,246.04

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 2023-24 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.

(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.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

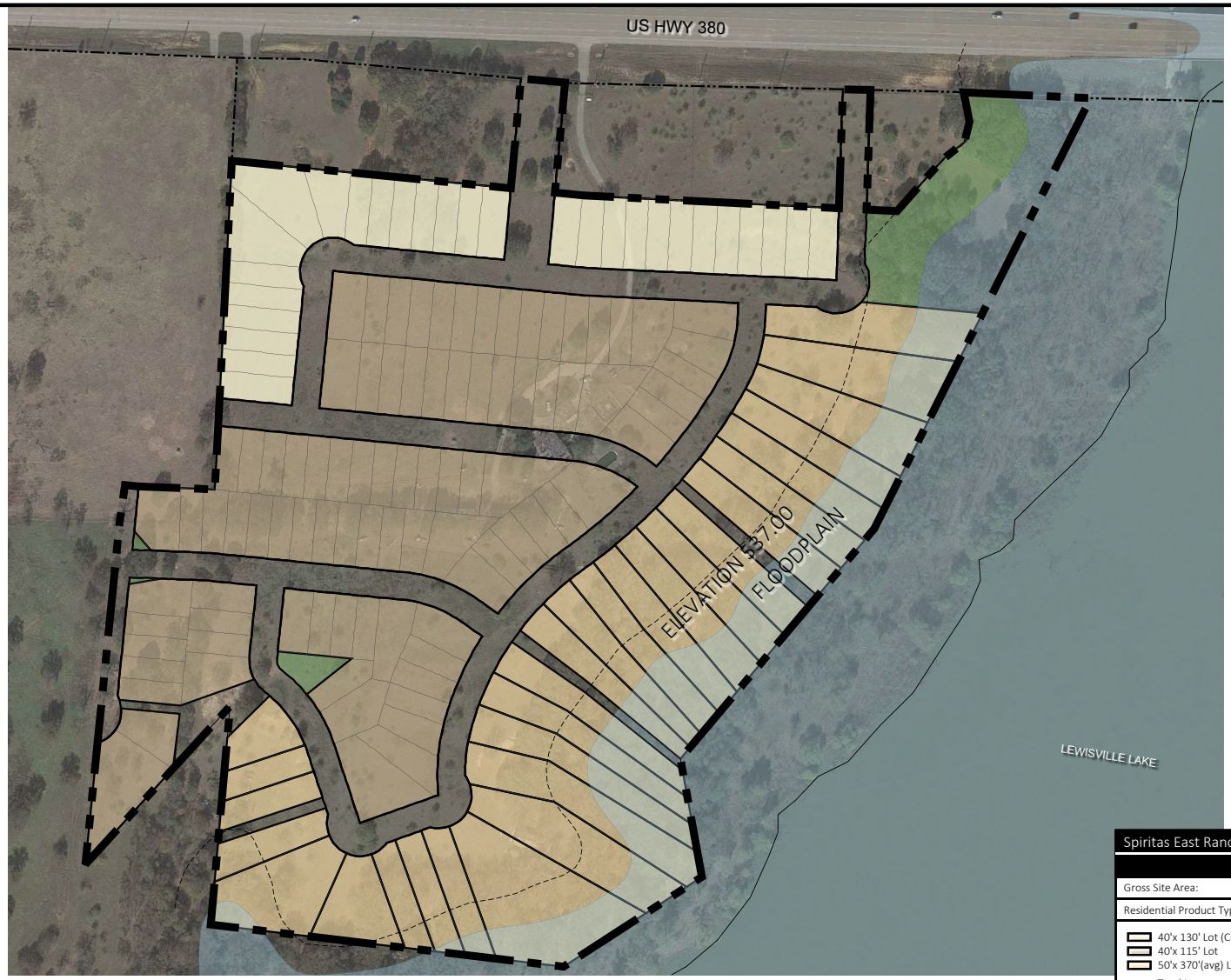
The calculation of the estimated Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built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

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2023, 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



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

R:\2019\2019017.E Spiritas Ranch East\CAD\EXHIBITS\2019017001 P32=SpiritasEastPID10272021.dwg Nov 10 2021 - 10:01 am chancock

APPENDIX B
PREPAID PARCELS

Appendix B

As of June 30, 2023, there has been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE

Appendix C
Spiritas East PID
2023 Certified Assessed Value

	Parcels	2023 Assessed Value[1]
Spiritas East	2	$4,117,639.00
Total	**2**	**$4,117,639.00**

1 - Parcel assessed values reflect 2023 values, inclusive of applicable exemptions, in accordance with Denton Central Appraisal District online records as of July 26, 2023.

APPENDIX D
ASSESSMENT ROLL – 2023-24

SPIRITAS EAST PID
Assessment Roll Summary
2023-24

Parcel ID	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2023-24 Annual Installment
38197, 147906	113.24	$4,650,000.00	$102,000.00	$167,002.54	$23,250.00	$61,000.00	$353,252.54
Total	**113.24**	**$4,650,000.00**	**$102,000.00**	**$167,002.54**	**$23,250.00**	**$61,000.00**	**$353,252.54**

Appendix E
PID Assessment Notice

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

Date:	08/15/2023
Agenda Item #:	5. P.
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, 2023.**

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, 2023.

BUDGET IMPACT:

Interest earnings for the third quarter of the Fiscal Year 2022-2023 was $1,890,757 for the reporting period of April to June 2023 with the year-do-date total earnings of $4,599,112.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Staff Memo-3rd Qtr Investment Report

Quarterly Investment Report-Q3 FY 2023

MEMORANDUM

TO: MATTHEW MUELLER, TOWN MANAGER

FROM: KELLY WILSON, CHIEF FINANCIAL OFFICER

SUBJECT: INVESTMENT REPORT FOR QUARTER ENDING JUNE 30, 2023

CC: MAYOR AND COUNCIL

Attached is the Quarterly Investment Report for the first quarter ending June 30, 2023 Fiscal Year 2022-2023. 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, 2023, the Town's portfolio consisted of the following investments:

Portfolio by Type	Average Yield	Total Invested	Percent of Total
Money Market - Independent Financial	5.37%	$77,743,695.76	47.09%
TexPool/TexPool Prime/LOGIC Prime	5.12%	47,174,229.79	28.57%
Certificate of Deposit	4.80%	12,119,055.72	7.38%
US Treasury Notes	3.41%	4,839,350.00	3.03%
US Agency Bonds	3.60%	22,616,925.00	13.93%
Total Portfolio (Avg)	**4.46%**	**$164,493,256.27**	**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, 2023 was $1,890,757. The Town's year-to-date interest earnings for Fiscal Year 2022-2023 reflects $4,599,112.

Total cash and investments for the period ending June 30, 2023 was $164,493,256.27. The variance decrease of $6,856,819.43 from the last quarterly investment report is primarily due to Town's operating and capital expenditures. 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 4.46%. While some benchmarks to reference the US Treasury T-bill rates for 3 months is 5.17%; 1 year is 5.13%; and a 2 year is 5.10% as of the date of this report. The

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

2023 Q3 Economic Recap and Rate Outlook

The Federal Reserve raised interest rates to the highest level in 22 years and left the door open to additional increases as officials fine-tune their effort to further quell inflation. The quarter percentage-point hike, a unanimous decision, lifted the target range for the Fed's benchmark federal funds rate to 5.25% to 5.5%, the highest level since 2001. It marked the 11th increase since March 2022, when the rate was near zero.

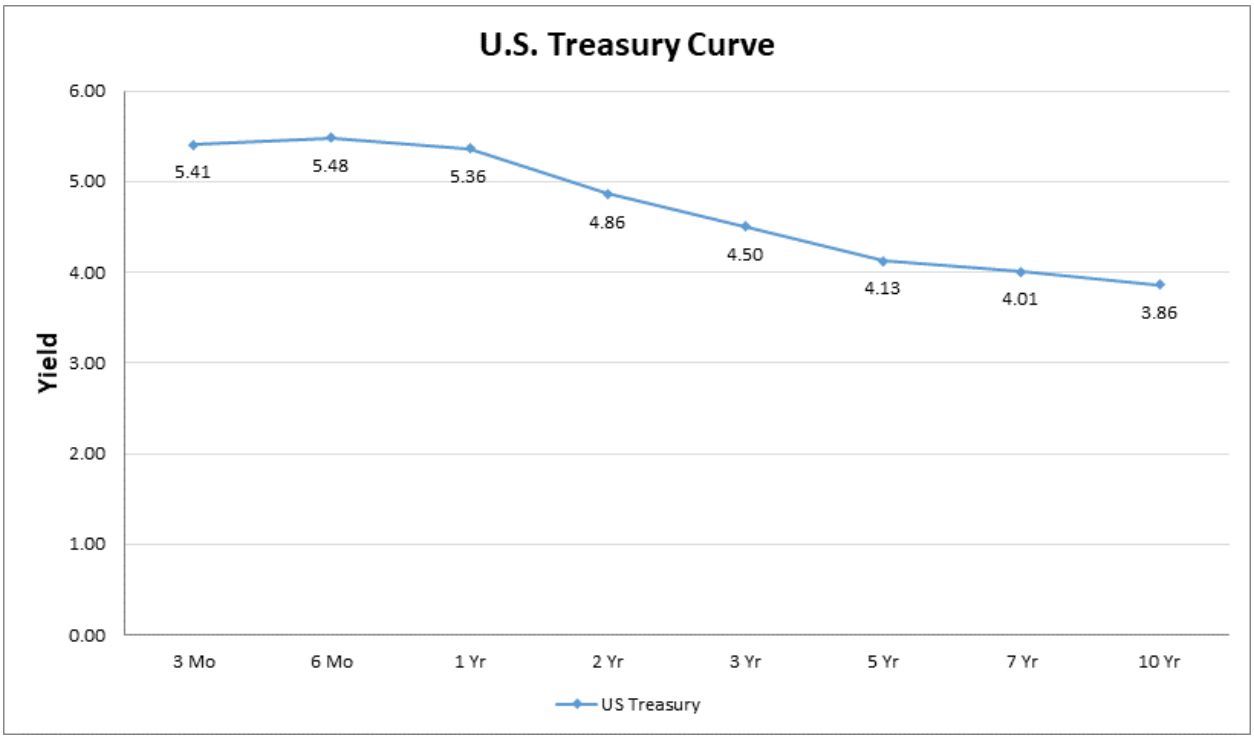
"The committee will continue to assess additional information and its implications for monetary policy," the central bank's Federal Open Market Committee said in a statement published in Washington, which overall was almost identical to its previous statement in June.

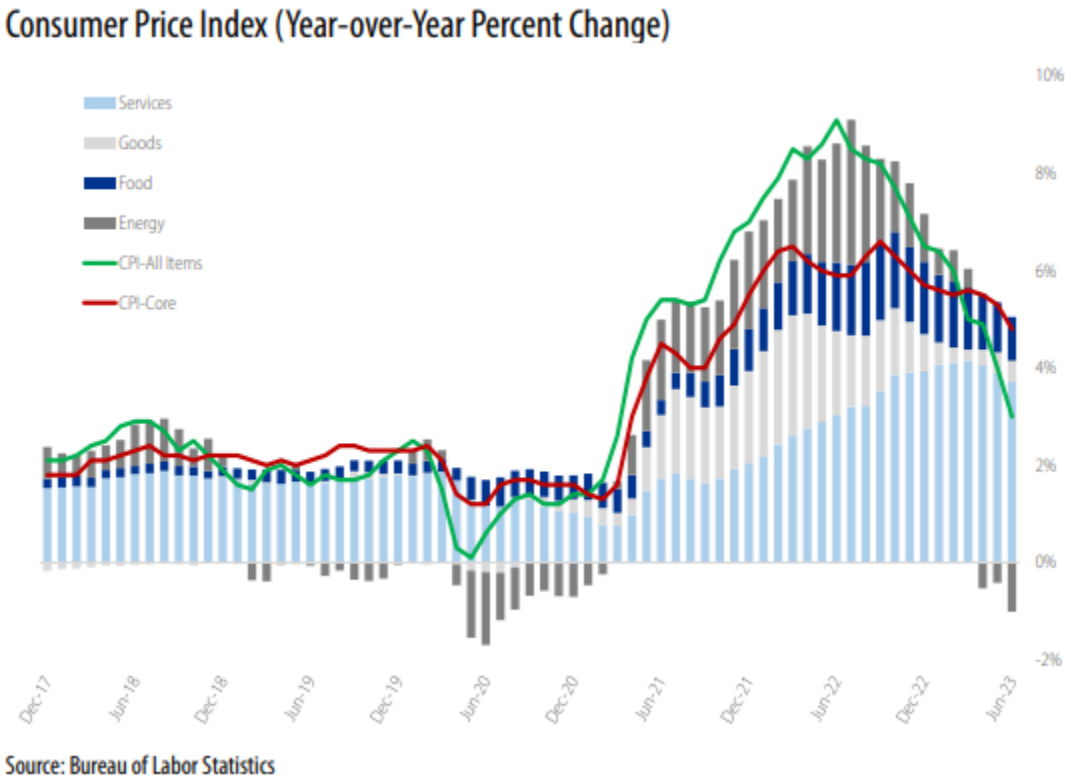
"In determining the extent of additional policy firming that may be appropriate to return inflation to 2% over time, the committee will take into account the cumulative tightening of monetary policy, the lags with which monetary policy affects economic activity and inflation, and economic and financial developments."

Together, those sentences suggest that officials are holding their options open to either hike again at their next meeting in September, or pause or skip an increase depending on incoming data.

The Fed has since early last year engaged in the most aggressive tightening campaign since the 1980s in an effort to curb inflation, which in 2022 hit a 40-year high. While policy makers paused rate hikes last month to assess the impact of previous moves, they also signaled at the time that two more increases would probably be appropriate by the end of the year.

The latest hike was widely anticipated after recent reports showed a resilient economy that has largely withstood higher interest rates so far. However, ahead of this decision, investors saw a second increase as less certain, in part because of data on consumer prices showing inflation receded sharply.





Source: Bureau of Labor Statistics

LITTLE ELM

Quarterly Investment Report

For the Quarter Ended

June 30, 2023

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: $164,493,256.27**
  - 47.09% in depository bank
  - 28.57% invested in Pools
  - 7.38% invested in CDs
  - 3.03% invested in US Treasury Notes
  - 13.93% invested in US Agency Bonds
- **Interest Earnings**
  - $4,599,112 YTD
  - $1,890,757 April-June 2023
- **Average Yield on Portfolio**
  - 4.46% YTD
  - 3.92% at end of 2nd Quarter – FY 2022-2023
- **Average Yield Benchmarks**
  - 5.17% Three Month Rolling Treasury Yield
  - 5.13% One Year Rolling Treasury Yield
  - 5.116% 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

Betty Pamplin

Betty Pamplin, Assistant Director of Finance

TOWN OF LITTLE ELM

Investment Portfolio Summary

Quarter Ending 6/30/2023

PERFORMANCE	3/31/2023	6/30/2023
Yield to Maturity @ Cost	**3.92%**	**4.46%**
TREASURY		
3 Month	**4.68%**	**5.17%**
1 Year	**4.43%**	**5.13%**
2 Year	**4.20%**	**5.10%**

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	183	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

Betty Pamplin

Betty Pamplin, Assistant Director of Finance

TOWN OF LITTLE ELM

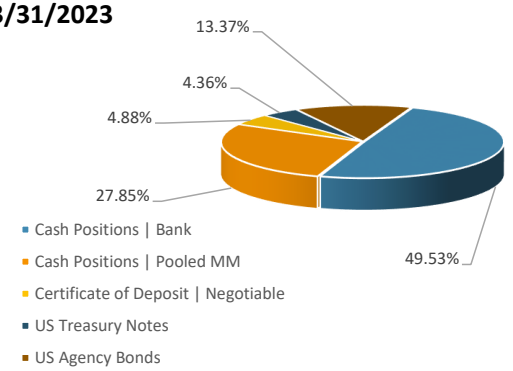
Investment Portfolio Summary

Quarter Ending 6/30/2023

Investment Policy Compliance

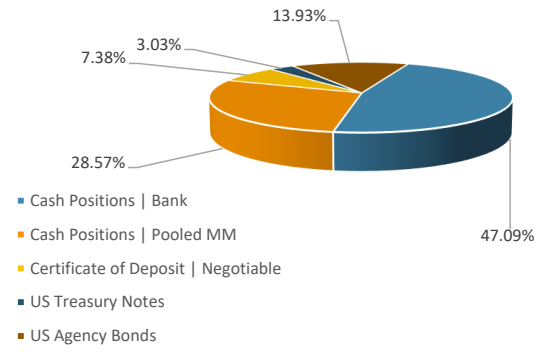
Asset Category	% of Portfolio	YTM @Cost	Days to Maturity	Par Value	Book Value	Market Value
Cash Positions | Bank	49.53%	4.95	1	85,173,447.65	85,173,447.65	85,173,447.65
Cash Positions | Pooled MM	27.85%	4.65	1	47,896,545.70	47,896,545.70	47,896,545.70
Certificate of Deposit | Negotiable	4.88%	4.48	483	8,397,000.00	8,397,000.00	8,377,537.35
US Treasury Notes	4.36%	2.83	305	7,500,000.00	7,441,932.77	7,345,525.00
US Agency Bonds	13.37%	2.72	218	23,000,000.00	22,922,995.83	22,557,020.00
	100.00%	**3.92%**	**202**	**171,966,993.35**	**171,831,921.95**	**171,350,075.70**

3/31/2023



Asset Category	% of Portfolio	YTM @Cost	Days to Maturity	Par Value	Book Value	Market Value
Cash Positions | Bank	47.09%	5.37	1	77,743,695.76	77,743,695.76	77,743,695.76
Cash Positions | Pooled MM	28.57%	5.12	1	47,174,229.79	47,174,229.79	47,174,229.79
Certificate of Deposit | Negotiable	7.38%	4.80	395	12,180,000.00	12,180,000.00	12,119,055.72
US Treasury Notes	3.03%	3.41	351	5,000,000.00	4,927,222.83	4,839,350.00
US Agency Bonds	13.93%	3.60	166	23,000,000.00	22,881,945.83	22,616,925.00
	100.00%	**4.46%**	**183**	**165,097,925.55**	**164,907,094.21**	**164,493,256.27**

6/30/2023



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	183	Yes

Town of Little Elm
Portfolio Holdings
Investment Portfolio - by Asset Category
As of 6/30/2023

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	06/30/2023	5.380	73,573,069.54	73,573,069.54	73,573,069.54	73,573,069.54	N/A	1	0	44.61%
Independent Bank | Section 125 MM	MM3949	06/30/2023	5.380	49,165.56	49,165.56	49,165.56	49,165.56	N/A	1	0	0.03%
Independent Bank | Dispersal Funds MM	MM3595	06/30/2023	5.380	8,069.13	8,069.13	8,069.13	8,069.13	N/A	1	0	0.00%
Independent Bank | American Recovery Act MM	MM7177	06/30/2023	5.380	1,641,498.13	1,641,498.13	1,641,498.13	1,641,498.13	N/A	1	0	1.00%
Independent Bank | CIP Reserve MM	MM7607	06/30/2023	5.380	2,471,789.27	2,471,789.27	2,471,789.27	2,471,789.27	N/A	1	0	1.50%
Independent Bank | Emergicon MM	MM7737	06/30/2023	5.290	104.13	104.13	104.13	104.13	N/A	1	0	0.00%
Sub Total / Average Cash Positions | Bank Investments			**5.365**	**77,743,695.76**	**77,743,695.76**	**77,743,695.76**	**77,743,695.76**		**1**	**0.00**	**47.14%**
Cash Positions | MM Pool Investments											
TexPool | Consolidated Ops LGIP	LGIP449	06/30/2023	4.952	7,815,037.54	7,815,037.54	7,815,037.54	7,815,037.54	N/A	1	0	4.74%
TexPool Prime| Consolidated Ops LGIP	LGIP590	06/30/2023	5.167	7,570,935.57	7,570,935.57	7,570,935.57	7,570,935.57	N/A	1	0	4.59%
TexPool Prime | 2020 CO Bond LGIP	LGIP590	06/30/2023	5.167	293,510.54	293,510.54	293,510.54	293,510.54	N/A	1	0	0.18%
LOGIC Prime | 2021 CO Bond LGIP	LGIP6001	06/30/2023	5.146	21,168,550.43	21,168,550.43	21,168,550.43	21,168,550.43	N/A	1	0	12.84%
LOGIC Prime | 2022 CO Bond LGIP	LGIP6002	06/30/2023	5.146	10,326,195.71	10,326,195.71	10,326,195.71	10,326,195.71	N/A	1	0	6.26%
Sub Total / Average Cash Positions | MM Pool Investments			**5.116**	**47,174,229.79**	**47,174,229.79**	**47,174,229.79**	**47,174,229.79**		**1**	**0.00**	**28.61%**
Certificate of Deposit | Negotiable											
Ally Bank Sandy Utah	02007GUA9	06/27/2022	2.850	240,000.00	240,000.00	240,000.00	237,103.20	12/29/2023	182	0.00	0.15%
Bank Hapoalim BM New York	06251S4G2	06/27/2022	3.000	240,000.00	240,000.00	240,000.00	237,280.80	12/29/2023	182	0.00	0.15%
Jeanne D Arc Federal Credit Union	472207AB5	06/27/2022	3.200	240,000.00	240,000.00	240,000.00	234,854.40	06/28/2024	364	0.00	0.15%
American Express National Bank	02589AD41	06/27/2022	3.300	240,000.00	240,000.00	240,000.00	234,914.40	07/01/2024	367	21.70	0.15%
Evansville Teachers Fredit Credit Union	299547BA6	07/07/2022	3.000	240,000.00	240,000.00	240,000.00	239,896.80	07/07/2023	7	572.05	0.15%
Metro Credit Union	59161YAV8	07/13/2022	3.000	240,000.00	240,000.00	240,000.00	239,810.40	07/13/2023	13	572.05	0.15%
Essential Federal Credit Union	29669XAL2	09/30/2022	4.250	240,000.00	240,000.00	240,000.00	238,036.80	04/01/2024	276	0.00	0.15%
Sallie Mae Bank	795451BP7	07/06/2022	3.300	240,000.00	240,000.00	240,000.00	234,861.60	07/08/2024	374	3,797.26	0.15%
Vystar Credit Union	92891CCN0	09/30/2022	4.350	240,000.00	240,000.00	240,000.00	234,597.60	09/30/2025	823	829.48	0.15%
Goldman Sachs Bank	38150VDM8	01/06/2023	3.000	240,000.00	240,000.00	240,000.00	237,184.80	01/08/2024	192	3,452.05	0.15%
Farmers Insurance Group FCU	30960QAM9	01/18/2023	5.000	240,000.00	240,000.00	240,000.00	239,594.40	01/18/2024	202	394.52	0.15%
Uncle CU	90307LAA2	01/17/2023	4.850	240,000.00	240,000.00	240,000.00	239,402.40	01/17/2024	201	414.58	0.15%
Bankwell Bank	06654BER8	03/15/2023	5.300	240,000.00	240,000.00	240,000.00	239,788.80	03/15/2024	259	3,728.88	0.15%
Santander Bank, N.A.	80280JVQ1	03/17/2023	5.250	237,000.00	237,000.00	237,000.00	236,713.23	03/15/2024	259	3,579.35	0.14%
United Heritage CU	91334AAM5	03/21/2023	5.200	240,000.00	240,000.00	240,000.00	240,004.80	03/21/2024	265	0.00	0.15%
Banesco USA	05988ACD2	03/22/2023	5.250	240,000.00	240,000.00	240,000.00	239,834.40	03/22/2024	266	276.16	0.15%
Grow Financial FCU	39981MAC6	03/24/2023	5.350	240,000.00	240,000.00	240,000.00	240,002.40	03/25/2024	269	211.07	0.15%
State Bank of India	856285Y39	03/23/2023	5.300	240,000.00	240,000.00	240,000.00	239,724.00	05/23/2024	328	3,450.08	0.15%
Synovus Bank	87164DVT4	03/16/2023	5.200	240,000.00	240,000.00	240,000.00	239,227.20	09/16/2024	444	3,624.33	0.15%
Berkshire Bank	084601YR8	03/17/2023	5.200	240,000.00	240,000.00	240,000.00	239,224.80	09/17/2024	445	3,590.14	0.15%
Wellls Fargo Bank, National Association	949764AK0	03/17/2023	5.250	240,000.00	240,000.00	240,000.00	239,383.20	09/17/2024	445	448.77	0.15%
First Technology FCU	33715LET3	03/24/2023	5.350	240,000.00	240,000.00	240,000.00	239,661.60	09/24/2024	452	211.07	0.15%
M&T Bank	564759SC3	03/17/2023	5.250	240,000.00	240,000.00	240,000.00	239,246.40	03/17/2025	626	3,624.66	0.15%
Morgan Stanley Bank, National Association	61690U3A6	03/16/2023	5.250	240,000.00	240,000.00	240,000.00	239,246.40	03/17/2025	626	3,659.18	0.15%
Morgan Stanley Private Bank, National Association	61768EQP1	03/16/2023	5.250	240,000.00	240,000.00	240,000.00	239,246.40	03/17/2025	626	3,659.18	0.15%
University CU	914242AB8	03/17/2023	5.150	240,000.00	240,000.00	240,000.00	238,869.60	03/17/2025	626	440.22	0.15%
Westmark CU	960576AB2	03/17/2023	5.250	240,000.00	240,000.00	240,000.00	239,260.80	03/17/2025	626	448.77	0.15%
One Community Bank	682325DE2	03/21/2023	5.150	240,000.00	240,000.00	240,000.00	238,867.20	03/21/2025	630	304.77	0.15%
BMW Bank of North America	05580AX58	03/17/2023	5.100	240,000.00	240,000.00	240,000.00	238,413.60	09/17/2025	810	3,521.10	0.15%
Signature Bank of Arkansas	82669LKF9	03/24/2023	5.100	240,000.00	240,000.00	240,000.00	238,411.20	09/24/2025	817	201.21	0.15%

Town of Little Elm
Portfolio Holdings
Investment Portfolio - by Asset Category
As of 6/30/2023

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
Affinity Plus FCU	00833AAC4	03/20/2023	5.050	240,000.00	240,000.00	240,000.00	237,844.80	03/20/2026	994	332.05	0.15%
Truliant FCU	89789AAH0	03/22/2023	5.150	240,000.00	240,000.00	240,000.00	238,447.20	03/23/2026	997	270.90	0.15%
Assemblies of God CU	044936AC6	05/17/2023	5.150	237,000.00	237,000.00	237,000.00	236,452.53	05/16/2024	321	434.72	0.14%
BOKF, National Association	05572YGS5	05/24/2023	5.150	237,000.00	237,000.00	237,000.00	236,364.84	05/23/2024	328	1,237.27	0.14%
Charles Schwab Bank, SSB	15987UBS6	05/18/2023	5.150	237,000.00	237,000.00	237,000.00	236,355.36	06/04/2024	340	1,437.91	0.14%
Credit Union of Texas	22551KAX0	05/24/2023	5.150	237,000.00	237,000.00	237,000.00	236,421.72	05/23/2024	328	1,237.27	0.14%
Discover Bank	2546734X1	05/17/2023	5.050	237,000.00	237,000.00	237,000.00	236,187.09	05/16/2024	321	1,442.78	0.14%
First Foundation Bank	32026UN85	05/19/2023	5.100	237,000.00	237,000.00	237,000.00	236,284.26	05/17/2024	322	1,390.83	0.14%
Raiz FCU El Paso Texas	75102EAN8	05/24/2023	5.200	237,000.00	237,000.00	237,000.00	236,518.89	05/24/2024	329	202.59	0.14%
HTLF Bank	40442NCS8	05/15/2023	5.100	237,000.00	237,000.00	237,000.00	236,293.74	05/14/2024	319	1,523.29	0.14%
Idaho First Bank	451245AN4	05/19/2023	5.050	237,000.00	237,000.00	237,000.00	236,184.72	05/17/2024	322	1,377.20	0.14%
Local Government FCU	53955LAC1	05/17/2023	5.150	237,000.00	237,000.00	237,000.00	236,447.79	05/17/2024	322	434.72	0.14%
Northeast Community Bank	664122BC1	05/15/2023	5.100	237,000.00	237,000.00	237,000.00	236,293.74	05/14/2024	319	1,523.29	0.14%
Parkway Bank and Trust Company	70153RLU0	05/26/2023	5.100	237,000.00	237,000.00	237,000.00	236,260.56	05/24/2024	329	1,159.03	0.14%
Sunflower Bank, National Association	867352AP1	05/17/2023	5.100	237,000.00	237,000.00	237,000.00	236,286.63	05/16/2024	321	1,457.06	0.14%
TowneBank	89214PDT3	05/17/2023	5.100	237,000.00	237,000.00	237,000.00	236,286.63	05/16/2024	321	1,457.06	0.14%
US Bank National Association	90354KBR8	05/17/2023	5.100	237,000.00	237,000.00	237,000.00	236,286.63	05/16/2024	321	1,457.06	0.14%
Veritex Community Bank	923450FB1	05/22/2023	5.100	237,000.00	237,000.00	237,000.00	236,326.92	05/22/2024	327	264.92	0.14%
Washington Federal Bank	938828CQ1	05/23/2023	5.100	237,000.00	237,000.00	237,000.00	236,265.30	05/22/2024	327	1,258.37	0.14%
WebBank	947547WE1	05/15/2023	5.100	237,000.00	237,000.00	237,000.00	236,293.74	05/14/2024	319	1,523.29	0.14%
Zions Bancorporation, N.A.	98970LEQ2	05/16/2023	5.100	237,000.00	237,000.00	237,000.00	236,289.00	05/15/2024	320	1,490.18	0.14%
Sub Total / Average Certificate of Deposit | Negotiable			**4.796**	**12,180,000.00**	**12,180,000.00**	**12,180,000.00**	**12,119,055.72**		**395**	**67,944.42**	**7.39%**
US Treasury Notes											
US T-Note	9128286R6	3/25/2022	2.238	2,500,000.00	2,500,585.94	2,523,117.02	2,435,150.00	4/30/2024	305	9,324.05	1.53%
US T-Note	912828Y87	12/7/2022	4.578	2,500,000.00	2,404,105.81	2,404,105.81	2,404,200.00	7/31/2024	397	18,128.45	1.46%
Sub Total / Average US Treasury Notes			**3.408**	**5,000,000.00**	**4,904,691.75**	**4,927,222.83**	**4,839,350.00**		**351**	**27,452.50**	**2.99%**
US Agency Bonds											
FHLB	3130APQN8	11/22/2021	0.625	5,000,000.00	5,000,000.00	5,000,000.00	4,904,250.00	11/22/2023	145	3,298.61	3.03%
FHLB	3130AQQT3	2/23/2022	1.100	8,000,000.00	8,000,000.00	8,000,000.00	7,771,200.00	2/23/2024	238	31,044.44	4.85%
FHLB	313384JV2	12/9/2022	4.853	2,500,000.00	2,423,545.83	2,423,545.83	2,490,625.00	7/31/2023	31	0.00	1.47%
FHLB	3130AU5T7	12/9/2022	4.802	2,500,000.00	2,499,450.00	2,499,450.00	2,483,675.00	4/9/2024	284	26,887.50	1.52%
FHLB	3130AVWX6	5/15/2023	5.100	2,500,000.00	2,499,250.00	2,499,250.00	2,489,350.00	2/15/2024	230	15,937.50	1.52%
FHLB	313384LJ6	5/12/2023	5.111	2,500,000.00	2,459,700.00	2,459,700.00	2,477,825.00	9/6/2023	68	0.00	1.49%
Sub Total / Average US Agency Bonds			**3.598**	**23,000,000.00**	**22,881,945.83**	**22,881,945.83**	**22,616,925.00**		**166**	**77,168.05**	**13.88%**
Total / Average			**4.457**	**165,097,925.55**	**164,884,563.13**	**164,907,094.21**	**164,493,256.27**		**183**	**172,564.97**	**1.00**

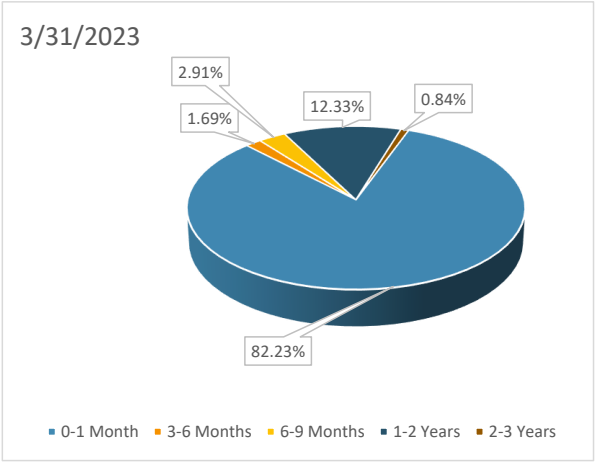
TOWN OF LITTLE ELM

Investment Portfolio Summary

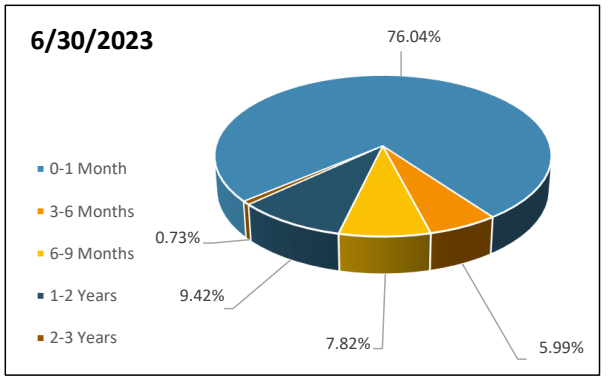
Quarter Ending 6/30/2023

Investment Policy Compliance | Maturity Range

Maturity Range	% of Portfolio	YTM @Cost	Days to Maturity	Book Value
0-1 Month	82.23%	3.24	5	141,304,703.29
3-6 Months	1.69%	3.62	108	2,903,545.83
6-9 Months	2.91%	0.63	236	5,000,000.00
1-2 Years	12.33%	4.44	453	21,183,672.83
2-3 Years	0.84%	4.98	936	1,440,000.00
	100.00%	**3.38%**	**202**	**171,831,921.95**



Maturity Range	% of Portfolio	YTM @Cost	Days to Maturity	Book Value
0-1 Month	76.04%	4.12	2	125,397,925.55
3-6 Months	5.99%	3.53	88	9,883,245.83
6-9 Months	7.82%	4.27	229	12,896,250.00
1-2 Years	9.42%	4.88	389	15,529,672.83
2-3 Years	0.73%	4.95	888	1,200,000.00
	100.00%	**4.35%**	**183**	**164,907,094.21**



Investment Policy Compliance

Authorized Investments	Days	Compliance
Maturity Range | not to exceed 5 Years	183	Yes

Town of Little Elm
Portfolio Holdings
Investment Portfolio - by Maturity Range
As of 6/30/2023

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	6/30/2023	1		73,573,069.54	73,573,069.54	44.61%
Independent Bank | Section 125 MM	MM3949	06/30/2023	1		49,165.56	49,165.56	0.03%
Independent Bank | Dispersal Funds MM	MM3595	06/30/2023	1		8,069.13	8,069.13	0.00%
Independent Bank | American Recovery Act MM	MM7177	06/30/2023	1		1,641,498.13	1,641,498.13	1.00%
Independent Bank | CIP Reserve MM	MM7607	06/30/2023	1		2,471,789.27	2,471,789.27	1.50%
Independent Bank | Emergicon MM	MM7737	06/30/2023	1		104.13	104.13	0.00%
TexPool | Consolidated Ops LGIP	LGIP449	06/30/2023	1		7,815,037.54	7,815,037.54	4.74%
TexPool Prime| Consolidated Ops LGIP	LGIP590	06/30/2023	1		7,570,935.57	7,570,935.57	28.61%
TexPool Prime | 2020 CO Bond LGIP	LGIP590	06/30/2023	1		293,510.54	293,510.54	0.18%
LOGIC Prime | 2021 CO Bond LGIP	LGIP6001	06/30/2023	1		21,168,550.43	21,168,550.43	12.84%
LOGIC Prime | 2022 CO Bond LGIP	LGIP6002	06/30/2023	1		10,326,195.71	10,326,195.71	6.26%
Evansville Teachers Fredit Credit Union	299547BA6	07/07/2023	7	07/07/2022	240,000.00	239,896.80	0.15%
Metro Credit Union	59161YAV8	07/13/2023	13	07/13/2022	240,000.00	239,810.40	0.15%
Total / Average 0-1 Month			**2**		**125,397,925.55**	**125,397,632.75**	**76.04%**
3-6 Month							
FHLB	3130APQN8	11/22/2023	145	11/22/2021	5,000,000.00	4,904,250.00	3.03%
FHLB	313384JV2	7/31/2023	31	12/9/2022	2,423,545.83	2,490,625.00	1.47%
FHLB	313384LJ6	9/6/2023	68	5/12/2023	2,459,700.00	2,477,825.00	1.49%
Total / Average 3-6 Months			**88**		**9,883,245.83**	**9,872,700.00**	**5.99%**
6-9 Months							
Ally Bank Sandy Utah	02007GUA9	12/29/2023	182	06/27/2022	240,000.00	237,103.20	0.15%
Bank Hapoalim BM New York	06251S4G2	12/29/2023	182	06/27/2022	240,000.00	237,280.80	0.15%
Goldman Sachs Bank	38150VDM8	01/08/2024	192	01/06/2023	240,000.00	237,184.80	0.15%
Farmers Insurance Group FCU	30960QAM9	01/18/2024	202	01/18/2023	240,000.00	239,594.40	0.15%
Uncle CU	90307LAA2	01/17/2024	201	01/17/2023	240,000.00	239,402.40	0.15%
Bankwell Bank	06654BER8	03/15/2024	259	03/15/2023	240,000.00	239,788.80	0.15%
Santander Bank, N.A.	80280JVQ1	03/15/2024	259	03/17/2023	237,000.00	236,713.23	0.14%
United Heritage CU	91334AAM5	03/21/2024	265	03/21/2023	240,000.00	240,004.80	0.15%
Banesco USA	05988ACD2	03/22/2024	266	03/22/2023	240,000.00	239,834.40	0.15%
Grow Financial FCU	39981MAC6	03/25/2024	269	03/24/2023	240,000.00	240,002.40	0.15%
FHLB	3130AVWX6	02/15/2024	230	05/15/2023	2,499,250.00	2,489,350.00	1.52%
FHLB	3130AQQT3	02/23/2024	238	02/23/2022	8,000,000.00	7,771,200.00	4.85%
Total / Average 6-9 Months			**229**		**12,896,250.00**	**12,647,459.23**	**7.82%**
1-2 Years							
Jeanne D Arc Federal Credit Union	472207AB5	6/28/2024	364	6/27/2022	240,000.00	234,854.40	0.15%
American Express National Bank	02589AD41	7/1/2024	367	6/27/2022	240,000.00	234,914.40	0.15%
Essential Federal Credit Union	299547BA6	04/01/2024	276	09/30/2022	240,000.00	238,036.80	0.15%
Sallie Mae Bank	59161YAV8	07/08/2024	374	07/06/2022	240,000.00	234,861.60	0.15%
State Bank of India	856285Y39	05/23/2024	328	03/23/2023	240,000.00	239,724.00	0.15%
Synovus Bank	87164DVT4	09/16/2024	444	03/16/2023	240,000.00	239,227.20	0.15%
Berkshire Bank	084601YR8	09/17/2024	445	03/17/2023	240,000.00	239,224.80	0.15%
Wellls Fargo Bank, National Association	949764AK0	09/17/2024	445	03/17/2023	240,000.00	239,383.20	0.15%
First Technology FCU	33715LET3	09/24/2024	452	03/24/2023	240,000.00	239,661.60	0.15%

Town of Little Elm
Portfolio Holdings
Investment Portfolio - by Maturity Range
As of 6/30/2023

Description	CUSIP/Ticker	Maturity Date	Days To Maturity	Settlement Date	Book Value	Market Value	% of Portfolio
M&T Bank	564759SC3	03/17/2025	626	03/17/2023	240,000.00	239,246.40	0.15%
Morgan Stanley Bank, National Association	61690U3A6	03/17/2025	626	03/16/2023	240,000.00	239,246.40	0.15%
Morgan Stanley Private Bank, National Association	61768EQP1	03/17/2025	626	03/16/2023	240,000.00	239,246.40	0.15%
University CU	914242AB8	03/17/2025	626	03/17/2023	240,000.00	238,869.60	0.15%
Westmark CU	960576AB2	03/17/2025	626	03/17/2023	240,000.00	239,260.80	0.15%
One Community Bank	682325DE2	03/21/2025	630	03/21/2023	240,000.00	238,867.20	0.15%
Assemblies of God CU	044936AC6	05/16/2024	321	05/17/2023	237,000.00	236,452.53	0.14%
BOKF, National Association	05572YGS5	05/23/2024	328	05/24/2023	237,000.00	236,364.84	0.14%
Charles Schwab Bank, SSB	15987UBS6	06/04/2024	340	05/18/2023	237,000.00	236,355.36	0.14%
Credit Union of Texas	22551KAX0	05/23/2024	328	05/24/2023	237,000.00	236,421.72	0.14%
Discover Bank	2546734X1	05/16/2024	321	05/17/2023	237,000.00	236,187.09	0.14%
First Foundation Bank	32026UN85	05/17/2024	322	05/19/2023	237,000.00	236,284.26	0.14%
Raiz FCU El Paso Texas	75102EAN8	05/24/2024	329	05/24/2023	237,000.00	236,518.89	0.14%
HTLF Bank	40442NCS8	05/14/2024	319	05/15/2023	237,000.00	236,293.74	0.14%
Idaho First Bank	451245AN4	05/17/2024	322	05/19/2023	237,000.00	236,184.72	0.14%
Local Government FCU	53955LAC1	05/17/2024	322	05/17/2023	237,000.00	236,447.79	0.14%
Northeast Community Bank	664122BC1	05/14/2024	319	05/15/2023	237,000.00	236,293.74	0.14%
Parkway Bank and Trust Company	70153RLU0	05/24/2024	329	05/26/2023	237,000.00	236,260.56	0.14%
Sunflower Bank, National Association	867352AP1	05/16/2024	321	05/17/2023	237,000.00	236,286.63	0.14%
TowneBank	89214PDT3	05/16/2024	321	05/17/2023	237,000.00	236,286.63	0.14%
US Bank National Association	90354KBR8	05/16/2024	321	05/17/2023	237,000.00	236,286.63	0.14%
Veritex Community Bank	923450FB1	05/22/2024	327	05/22/2023	237,000.00	236,326.92	0.14%
Washington Federal Bank	938828CQ1	05/22/2024	327	05/23/2023	237,000.00	236,265.30	0.14%
WebBank	947547WE1	05/14/2024	319	05/15/2023	237,000.00	236,293.74	0.14%
Zions Bancorporation, N.A.	98970LEQ2	05/15/2024	320	05/16/2023	237,000.00	236,289.00	0.14%
US T-Note	9128286R6	04/30/2024	305	03/25/2022	2,523,117.02	2,435,150.00	1.53%
US T-Note	912828Y87	07/31/2024	397	12/07/2022	2,404,105.81	2,404,200.00	1.46%
FHLB	3130AU5T7	04/09/2024	284	12/09/2022	2,499,450.00	2,483,675.00	1.52%
Total / Average 1-2 Years			**389**		**15,529,672.83**	**15,387,749.89**	**9.42%**
2-3 Years							
Vystar Credit Union	92891CCN0	9/30/2025	823	9/30/2022	240,000.00	234,597.60	0.15%
BMW Bank of North America	05580AX58	9/17/2025	810	3/17/2023	240,000.00	238,413.60	0.15%
Signature Bank of Arkansas	82669LKF9	9/24/2025	817	3/24/2023	240,000.00	238,411.20	0.15%
Affinity Plus FCU	00833AAC4	3/20/2026	994	3/20/2023	240,000.00	237,844.80	0.15%
Truliant FCU	89789AAH0	3/23/2026	997	3/22/2023	240,000.00	238,447.20	0.15%
Total / Average 2-3 Years			**888**		**1,200,000.00**	**1,187,714.40**	**0.73%**
Total / Average					**164,907,094.21**	**164,493,256.27**	**1.00**

TOWN OF LITTLE ELM

Investment Portfolio Summary

Quarter Ending 6/30/2023

Funds			Par Value	Book Value	Market Value	Accrued Interest
Cash Positions | Bank						
	Value at	3/31/2023	85,173,447.65	85,173,447.65	85,173,447.65	-
		Net Change	**(7,429,751.89)**	**(7,429,751.89)**	**(7,429,751.89)**	**-**
	Value at	6/30/2023	77,743,695.76	77,743,695.76	77,743,695.76	-
Cash Positions | Pool Investments						
	Value at	3/31/2023	47,896,545.70	47,896,545.70	47,896,545.70	-
		Net Change	**(722,315.91)**	**(722,315.91)**	**(722,315.91)**	**-**
	Value at	6/30/2023	47,174,229.79	47,174,229.79	47,174,229.79	-
Certificate of Deposit | Negotiable						
	Value at	3/31/2023	8,397,000.00	8,397,000.00	8,377,537.35	24,363.06
		Net Change	**3,783,000.00**	**3,783,000.00**	**3,741,518.37**	**43,581.36**
	Value at	6/30/2023	12,180,000.00	12,180,000.00	12,119,055.72	67,944.42
US Treasury Notes						
	Value at	3/31/2023	7,500,000.00	7,441,932.77	7,345,525.00	34,513.78
		Net Change	**(2,500,000.00)**	**(2,514,709.94)**	**(2,506,175.00)**	**(7,061.28)**
	Value at	6/30/2023	5,000,000.00	4,927,222.83	4,839,350.00	27,452.50
US Government Bonds (Agencies)						
	Value at	3/31/2023	23,000,000.00	22,922,995.83	22,557,020.00	64,783.34
		Net Change	**-**	**(41,050.00)**	**59,905.00**	**12,384.71**
	Value at	6/30/2023	23,000,000.00	22,881,945.83	22,616,925.00	77,168.05

Total Portfolio			Par Value	Book Value	Market Value	Accrued Interest
	Value at	**3/31/2023**	**171,966,993.35**	**171,831,921.95**	**171,350,075.70**	**123,660.18**
		Net Change	**(6,869,067.80)**	**(6,924,827.74)**	**(6,856,819.43)**	**48,904.79**
	Value at	**6/30/2023**	**165,097,925.55**	**164,907,094.21**	**164,493,256.27**	**172,564.97**

TOWN OF LITTLE ELM

Investment Portfolio Interest Earnings

Quarter Ending 6/30/2023

Interest Earnings

Investment Type	FY 2020 Interest Earnings	FY 2021 Interest Earnings	FY 2022 Interest Earnings	FY2023 Q1 Interest Earnings	FY2023 Q2 Interest Earnings	Apr-23	May-23	Jun-23	FY 2023 Interest Earnings
Cash Positions | Bank	**922,000**	**497,865**	**685,298**	**605,737**	**1,002,409**	348,852	385,105	340,942	2,683,045
Cash Positions | Pooled	**185,688**	**15,186**	**308,396**	**452,517**	**546,296**	197,386	204,931	201,922	1,603,053
Investments	**216,427**	**142,045**	**212,135**	**-54,013**	**155,409**	94,620	82,494	34,503	313,014
Total Cash and Investments	**1,324,115**	**655,096**	**1,205,829**	**1,004,241**	**1,704,114**	**640,858**	**672,531**	**577,368**	**4,599,112**

Date:	08/15/2023
Agenda Item #:	5. Q.
Department:	Economic Development Corporation
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Additional Improvement Area #1 Projects Landowner Agreement between the Town of Little Elm and Beazer Homes of Texas, L.P.**

DESCRIPTION:

Beazer Homes of Texas, L.P. purchased Lot 6, Block AP, of Spiritas Ranch Phase 1 Model Park from Centurion American. Due to the transfer of ownership, Beazer must enter into an Agreement of Landowner, Ownership and Construction of Additional Improvements Area #1 Projects, and covenants and warranties and the obligations with the Town.

BUDGET IMPACT:

There is no budget impact to this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Land Owner Agreement - Beazer

ADDITIONAL IMPROVEMENT AREA #1 PROJECTS LANDOWNER AGREEMENT

This **ADDITIONAL IMPROVEMENT AREA #1 PROJECTS LANDOWNER AGREEMENT** (the "Agreement"), is entered into as of July 18, 2023, between the **TOWN OF LITTLE ELM, TEXAS** (the "Town"), a home rule municipality of the State of Texas (the "State"), and **BEAZER HOMES OF TEXAS, L.P.**, a Delaware limited partnership (the "Landowner").

RECITALS:

WHEREAS, Landowner owns the Assessed Parcels described by the description attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, comprising all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel") which is located within the Spiritas Ranch Public Improvement District (the "District") in the Town; and

WHEREAS, the Town Council has adopted an assessment ordinance for the Additional Improvement Area #1 Projects (including all exhibits and attachments thereto, the "Additional Improvement Area #1 Assessment Ordinance") and the Service and Assessment Plan included as an Exhibit A to the Additional Improvement Area #1 Assessment Ordinance as updated and amended (the "Service and Assessment Plan") and which is incorporated herein for all purposes, and has levied an assessment on each Assessed Parcel in Improvement Area #1 of the District (as identified in the Service and Assessment Plan) that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Additional Improvement Area #1 Projects that will benefit the Improvement Area #1 Assessed Property (as defined in the Service and Assessment Plan); and

WHEREAS, the Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which are incorporated herein for all purposes, include the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the Town and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the Town Council.

I.
AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner's Parcel, as shown on **Exhibit I,** and the location and development of the Additional Improvement Area #1 Projects on the Landowner Parcel and on the property within Improvement Area #1 of the District;

(ii) the determinations and findings as to the benefits by the Town Council in the Service and Assessment Plan and the Additional Improvement Area #1 Assessment Ordinance;

(iii) the Additional Improvement Area #1 Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the Town on each Assessed Parcel within Improvement Area #1 of the District as shown on the assessment roll attached as Appendix H-2 to the Service and Assessment Plan (the "Improvement Area #1 Assessment Roll - Additional Improvement Area #1 Projects");

(ii) the Additional Improvement Area #1 Projects specially benefit Improvement Area #1 of the District, and the Landowner's Parcel, in an amount at least equal to the Assessment levied on each Assessed Parcel within Improvement Area #1 of the District, as such Assessment is shown on the Improvement Area #1 Assessment Roll - Additional Improvement Area #1 Projects;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of an Assessed Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Assessed Parcel(s) owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Additional Improvement Area #1 Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Assessed Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Assessed Parcel regardless of whether such owner is named;

(vi) the Assessment lien on each Assessed Parcel is a lien and covenant that runs with the land and is effective from the date of the Additional Improvement Area #1 Assessment Ordinance and continues until the Assessment is paid and may be enforced by the governing body of the Town in the same manner that an ad valorem tax lien against real property may be enforced by the Town;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of an Assessed Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner's Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Improvement Area #1 Additional Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the Town, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein).

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the Town and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Additional Improvement Area #1 Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the Town), in the records of the County Clerk of Denton County, as a lien and encumbrance against such Assessed Parcel, and Landowner hereby authorizes the Town to so record such documents against the Assessed Parcels owned by Landowner;

(ii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Assessed Parcel(s) subject to all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions; and

(iii) Landowner shall comply with, and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the Town) any party who purchases any Assessed Parcel owned by Landowner, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under State law, to comply with, the Homebuyer Education Program described on **Exhibit III** to this Agreement. Such compliance obligation shall terminate as to each Lot (as defined in the

Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the Town, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the Town's consent, in the Town's sole and absolute discretion, the Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II.**

II.
OWNERSHIP AND CONSTRUCTION OF ADDITIONAL IMPROVEMENT AREA #1 PROJECTS

A. Ownership and Transfer of Additional Improvement Area #1 Projects. Landowner acknowledges that all of the Additional Improvement Area #1 Projects and the land (or easements, as applicable) needed therefor shall be owned by the Town as constructed and/or conveyed to the Town and Landowner will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License, Construction of Additional Improvement Area #1 Projects.

(i) Any subsequent owner of an Assessed Parcel shall, upon the request of the Town or Landowner, grant and convey to the Town or Landowner and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Additional Improvement Area #1 Projects on the property within the District, to stage on the property within the District construction trailers, building materials and equipment to be used in connection with such construction of the Additional Improvement Area #1 Projects and for passage and use over and across parts of the property within the District as shall be reasonably necessary during the construction of the Additional Improvement Area #1 Projects. Any subsequent owner of an Assessed Parcel may require that each contractor constructing the Additional Improvement Area #1 Projects cause such owner of an Assessed Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of an Assessed Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Additional Improvement Area #1 Projects are complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Denton County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Development Agreement, or other agreement, with respect to the Assessments has been satisfied, and that Landowner shall not have any rights or remedies against the Town under any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the Town's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner.

Landowner represents and warrants to the Town as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the Town and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or Landowner's Parcel is otherwise bound.

(iv) Landowner is, subject to all matters of record in the Denton County, Texas Real Property Records, the sole owner of the Landowner's Parcel.

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Additional Improvement Area #1 Projects on those portions of the property within Improvement Area #1 of the District which are to be owned by the Town, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Additional Improvement Area #1 Projects. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the Town and its successors, assigns and agents, pertaining to the installation of the Additional Improvement Area #1 Projects.

C. Notices.

Any notice or other communication to be given to the Town or Landowner under this Agreement shall be given by delivering the same in writing to:

To the Town:	Town of Little Elm, Texas Attn: Town Manager 100 West Eldorado Parkway Little Elm, Texas 75068
With a copy to:	Town Attorney Attn: Robert F. Brown 100 West Eldorado Parkway Little Elm, Texas 75068
To the Landowner:	BEAZER HOMES OF TEXAS, L.P., 1501 LBJ Freeway, Suite 300 Dallas, TX 75234

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient as the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for, or actually received by, the addressee.

D. Parties in Interest.

This Agreement is made solely for the benefit of the Town and the Landowner and is not assignable, except, in the case of Landowner, in connection with the sale or disposition of all or substantially all of the parcels which constitute the Landowner's Parcel. However, the parties expressly agree and acknowledge that the Town, the Landowner, each current owner of any parcel which constitutes the Landowner's Parcel, and the holders of or trustee for any bonds secured by Additional Improvement Assessment Revenues of the Town or any part thereof to finance the costs of

the Additional Improvement Area #1 Projects, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Denton County, Texas.

E. Amendments.

This Agreement may be amended only by written instrument executed by the Town and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Denton County, Texas.

F. Effective Date.

This Agreement shall not become effective until the final execution by the latter of the Town and the Landowner, provided, upon such execution, this Agreement shall become effective as of the Effective Date.

G. Estoppels.

Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to an Assessed Parcel, and whether any party is then in default hereunder.

H. Termination.

This Agreement shall terminate and be of no further force and effect as to each Assessed Parcel upon payment in full of the Assessment(s) against such Assessed Parcel.

I. Representations.

No Boycott of Israel; No Business With Sanctioned Countries. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable State or federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

The Landowner represents that neither it nor any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

https ://comptroller.texas .gov/purchasing/docs/sudan-list.pdf,
https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or
https://comptroller.texas.gov/purchasing/docs/fto-list.pdf.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Landowner and any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Landowner understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislative Session), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. The Landowner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislative Session, "SB 19"), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

(1) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and

(2) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3) (as added by SB 19), Texas Government Code. The Landowner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED by the Town and Landowner on the respective dates stated below.

TOWN OF LITTLE ELM, TEXAS

By: _____
Curtis J. Cornelious
Mayor

Date: August 15, 2023

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 15 day of August, 2023 by Curtis J. Cornelious, Mayor of the Town of Little Elm, Texas on behalf of said Town.

Mary Jennette Espinosa
Notary Public, State of Texas

(SEAL)

MARY JENNETTE ESPINOSA
Notary ID #129895531
My Commission Expires
October 18, 2026

Mary Jennette Espinosa
Name printed or typed

Commission Expires: Oct. 18, 2023

[Signature Page Landowner Agreement]

LANDOWNER:

BEAZER HOMES OF TEXAS, L.P.,
a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.,
a Delaware corporation
Its General Partner

By: _____
Name: Troy Radelat
Its: Area President

Date: 7/17/2023

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 17th day of July, 2023 by Troy Radelat, Area President of Beazer Homes Texas Holdings, Inc., a Delaware corporation, as general partner of Beazer Homes of Texas, Ltd., a Delaware limited partnership on behalf of said partnership.

_____
Notary Public, State of Texas

(SEAL)

MATTHEW DAWSON
Notary ID #133843590
My Commission Expires
July 5, 2026

Matthew Dawson
Name printed or typed

Commission Expires: July 5th, 2026

[Signature Page Landowner Agreement]

LANDOWNER AGREEMENT - EXHIBIT I
DESCRIPTION OF LANDOWNER'S PARCEL

Lot 6, Block AQ of SPIRITAS RANCH PHASE 1 MODEL PARK, an Addition to the Town of Little Elm, Denton County, Texas, according to the map or plat thereof recorded under Instrument No. 2023-189, Official Public Records, Denton County, Texas.

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____, 2023 by **BEAZER HOMES OF TEXAS, L.P.,** a Delaware limited partnership (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The Town Council of the Town of Little Elm (the "Town Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the Spiritas Ranch Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The Town Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Additional Improvement Area #1 Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Additional Improvement Area #1 Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in Improvement Area #1 of the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

The Assessment Lien is effective from the date of the Additional Improvement Area #1 Assessment Ordinance until the Assessments are paid and may be enforced by the Town in the same manner as an ad valorem property tax levied against real property that may be enforced by the Town. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within Improvement Area #1 of the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the Town is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. **Landowner or any subsequent owner of the Landowner's Parcel waives:**

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the Town Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Additional Improvement Area #1 Assessment Ordinance by the Town Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the Town's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the Town Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the Town. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The Town is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of this parcel of real property, you are obligated to pay an assessment to the Town of Little Elm, Texas, for improvement projects undertaken by a public improvement district under Chapter 372 of the Texas Local Government Code, as amended. The assessment may be due in periodic installments.

The amount of the assessment against your property may be paid in full at any time together with interest to the date of payment. If you do not pay the assessment in full, it will be due and payable in annual installments (including interest and collection costs). More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Little Elm, 100 West Eldorado Parkway, Little Elm, Texas 75068

Your failure to pay the assessment or the annual installments could result in a lien and in the foreclosure of your property.

Signature of Purchaser(s) _____ Date: _____

The seller shall deliver this notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the notice prescribed by this section, the references to the street address and date in the notice, and the purchaser's signature on the notice may be omitted.

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

By: _____
Name: _____
Its: _____

STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the _____ day of _____, 2023 by _____, _____ of _____, on behalf of said entity.

_____
Notary Public, State of Texas

My Commission Expires:

_____

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the Valencia Public Improvement District and the Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner who is a Builder shall attach the Recorded Notices and the final Improvement Area #1 Additional Assessment Roll for such Assessed Parcel (or if the Improvement Area #1 Additional Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30 year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.

2. Any Landowner who is a Builder shall provide evidence of compliance with 1 above, signed by such residential homebuyer, to the Town.

3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.

4. If prepared and provided by the Town, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.

5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

Date:	08/15/2023
Agenda Item #:	5. R.
Department:	Economic Development Corporation
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Additional Improvement Area #1 Projects Landowner Agreement between the Town of Little Elm and D.R. Horton - Texas, LTD.**

DESCRIPTION:

D.R. Horton purchased Lot 5 and 6, Block AP, of Spiritas Ranch Phase 1 Model Park from Centurion American. Due to the transfer of ownership, D.R. Horton must enter into an Agreement of Landowner, Ownership and Construction of Additional Improvements Area #1 Projects, and covenants and warranties and the obligations with the Town.

BUDGET IMPACT:

There is no budget impact to this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Landowner Agreement _ DR Horton

Land Owner Agreement - DR Horton

ADDITIONAL IMPROVEMENT AREA #1 PROJECTS LANDOWNER AGREEMENT

This **ADDITIONAL IMPROVEMENT AREA #1 PROJECTS LANDOWNER AGREEMENT** (the "Agreement"), is executed by the parties to be effective as of, but not necessarily on the 18th day of July, 2023 (the "Effective Date"), between the **TOWN OF LITTLE ELM, TEXAS** (the "Town"), a home rule municipality of the State of Texas (the "State"), and **D.R. HORTON – TEXAS, LTD.,** a Texas limited partnership (the "Landowner").

RECITALS:

WHEREAS, Landowner owns the Assessed Parcels described by the description attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, comprising all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel") which is located within the Spiritas Ranch Public Improvement District (the "District") in the Town; and

WHEREAS, the Town Council has adopted an assessment ordinance for the Additional Improvement Area #1 Projects (including all exhibits and attachments thereto, the "Additional Improvement Area #1 Assessment Ordinance") and the Service and Assessment Plan included as an Exhibit A to the Additional Improvement Area #1 Assessment Ordinance as updated and amended (the "Service and Assessment Plan") and which is incorporated herein for all purposes, and has levied an assessment on each Assessed Parcel in Improvement Area #1 of the District (as identified in the Service and Assessment Plan) that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Additional Improvement Area #1 Projects that will benefit the Improvement Area #1 Assessed Property (as defined in the Service and Assessment Plan); and

WHEREAS, the Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which are incorporated herein for all purposes**,** include the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the Town and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the Town Council.

I.
AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner's Parcel, as shown on **Exhibit I,** and the location and development of the Additional Improvement Area #1 Projects on the Landowner Parcel and on the property within Improvement Area #1 of the District;

(ii) the determinations and findings as to the benefits by the Town Council in the Service and Assessment Plan and the Additional Improvement Area #1 Assessment Ordinance;

(iii) the Additional Improvement Area #1 Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the Town on each Assessed Parcel within Improvement Area #1 of the District as shown on the assessment roll attached as Appendix H-2 to the Service and Assessment Plan (the "Improvement Area #1 Assessment Roll - Additional Improvement Area #1 Projects");

(ii) the Additional Improvement Area #1 Projects specially benefit Improvement Area #1 of the District, and the Landowner's Parcel, in an amount at least equal to the Assessment levied on each Assessed Parcel within Improvement Area #1 of the District, as such Assessment is shown on the Improvement Area #1 Assessment Roll - Additional Improvement Area #1 Projects;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of an Assessed Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Assessed Parcel(s) owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Additional Improvement Area #1 Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Assessed Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Assessed Parcel regardless of whether such owner is named;

(vi) the Assessment lien on each Assessed Parcel is a lien and covenant that runs with the land and is effective from the date of the Additional Improvement Area #1 Assessment Ordinance and continues until the Assessment is paid and may be enforced by the governing body of the Town in the same manner that an ad valorem tax lien against real property may be enforced by the Town;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of an Assessed Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner's Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Improvement Area #1 Additional Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the Town, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein).

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the Town and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Additional Improvement Area #1 Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the Town), in the records of the County Clerk of Denton County, as a lien and encumbrance against such Assessed Parcel, and Landowner hereby authorizes the Town to so record such documents against the Assessed Parcels owned by Landowner;

(ii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Assessed Parcel(s) subject to all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions; and

(iii) Landowner shall comply with, and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the Town) any party who purchases any Assessed Parcel owned by Landowner, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under State law, to comply with, the Homebuyer Education Program described on **Exhibit III** to this Agreement. Such compliance obligation shall terminate as to each Lot (as defined in the

Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the Town, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the Town's consent, in the Town's sole and absolute discretion, the Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II.**

II.
OWNERSHIP AND CONSTRUCTION OF ADDITIONAL IMPROVEMENT AREA #1 PROJECTS

A. Ownership and Transfer of Additional Improvement Area #1 Projects. Landowner acknowledges that all of the Additional Improvement Area #1 Projects and the land (or easements, as applicable) needed therefor shall be owned by the Town as constructed and/or conveyed to the Town and Landowner will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License, Construction of Additional Improvement Area #1 Projects.

(i) Any subsequent owner of an Assessed Parcel shall, upon the request of the Town or Landowner, grant and convey to the Town or Landowner and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Additional Improvement Area #1 Projects on the property within the District, to stage on the property within the District construction trailers, building materials and equipment to be used in connection with such construction of the Additional Improvement Area #1 Projects and for passage and use over and across parts of the property within the District as shall be reasonably necessary during the construction of the Additional Improvement Area #1 Projects. Any subsequent owner of an Assessed Parcel may require that each contractor constructing the Additional Improvement Area #1 Projects cause such owner of an Assessed Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of an Assessed Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Additional Improvement Area #1 Projects are complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Denton County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Development Agreement, or other agreement, with respect to the Assessments has been satisfied, and that Landowner shall not have any rights or remedies against the Town under any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the Town's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner.

Landowner represents and warrants to the Town as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the Town and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or Landowner's Parcel is otherwise bound.

(iv) Landowner is, subject to all matters of record in the Denton County, Texas Real Property Records, the sole owner of the Landowner's Parcel.

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Additional Improvement Area #1 Projects on those portions of the property within Improvement Area #1 of the District which are to be owned by the Town, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Additional Improvement Area #1 Projects. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the Town and its successors, assigns and agents, pertaining to the installation of the Additional Improvement Area #1 Projects.

C. Notices.

Any notice or other communication to be given to the Town or Landowner under this Agreement shall be given by delivering the same in writing to:

To the Town:	Town of Little Elm, Texas Attn: Town Manager 100 West Eldorado Parkway Little Elm, Texas 75068
With a copy to:	Town Attorney Attn: Robert F. Brown 100 West Eldorado Parkway Little Elm, Texas 75068
To the Landowner:	D.R. HORTON – TEXAS, LTD. Attn: Caleb Lee 2600 N. Central Expressway, Suite 250 Richardson, Texas 75082

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient as the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for, or actually received by, the addressee.

D. Parties in Interest.

This Agreement is made solely for the benefit of the Town and the Landowner and is not assignable, except, in the case of Landowner, in connection with the sale or disposition of all or substantially all of the parcels which constitute the Landowner's Parcel. However, the parties expressly agree and acknowledge that the Town, the Landowner, each current owner of any parcel which constitutes the Landowner's Parcel, and the holders of or trustee for any bonds secured by Additional Improvement Assessment Revenues of the Town or any part thereof to finance the costs of

the Additional Improvement Area #1 Projects, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Denton County, Texas.

E. Amendments.

This Agreement may be amended only by written instrument executed by the Town and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Denton County, Texas.

F. Effective Date.

This Agreement shall not become effective until the final execution by the latter of the Town and the Landowner, provided, upon such execution, this Agreement shall become effective as of the Effective Date.

G. Estoppels.

Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to an Assessed Parcel, and whether any party is then in default hereunder.

H. Termination.

This Agreement shall terminate and be of no further force and effect as to each Assessed Parcel upon payment in full of the Assessment(s) against such Assessed Parcel.

I. Representations.

No Boycott of Israel; No Business With Sanctioned Countries. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable State or federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Landowner understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

The Landowner represents that neither it nor any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

https ://comptroller.texas .gov/purchasing/docs/sudan-list.pdf,
https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or
https://comptroller.texas.gov/purchasing/docs/fto-list.pdf.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Landowner and any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Landowner understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislative Session), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. The Landowner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislative Session, "SB 19"), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

(1) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and

(2) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3) (as added by SB 19), Texas Government Code. The Landowner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED by the Town and Landowner on the respective dates stated below.

TOWN OF LITTLE ELM, TEXAS

By: _____
Curtis J. Cornelious
Mayor

Date: _____

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the __ day of _____, 2023 by Curtis J. Cornelious, Mayor of the Town of Little Elm, Texas on behalf of said Town.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

[Signature Page Landowner Agreement]

LANDOWNER:

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. HORTON, INC.,
a Delaware corporation
its authorized agent

By: _____
Name: _____
Title: _____

Date: _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2023 by _____, _____ of D.R. Horton, Inc., a Delaware corporation, as authorized agent of D.R. Horton – Texas, Ltd., a Texas limited partnership on behalf of said partnership.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

[Signature Page Landowner Agreement]

LANDOWNER AGREEMENT - EXHIBIT I
DESCRIPTION OF LANDOWNER'S PARCEL

Lots 5 and 6, Block AP, of SPIRITAS RANCH PHASE 1 MODEL PARK, an Addition to the Town of Little Elm, Denton County, Texas, according to the map or plat thereof recorded under Instrument No. 2023-189, Official Public Records, Denton County, Texas.

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____, 2023 by **D.R. HORTON – TEXAS, LTD.,** a Texas limited partnership (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The Town Council of the Town of Little Elm (the "Town Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the Spiritas Ranch Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The Town Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Additional Improvement Area #1 Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Additional Improvement Area #1 Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in Improvement Area #1 of the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

The Assessment Lien is effective from the date of the Additional Improvement Area #1 Assessment Ordinance until the Assessments are paid and may be enforced by the Town in the same manner as an ad valorem property tax levied against real property that may be enforced by the Town. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within Improvement Area #1 of the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the Town is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. Landowner or any subsequent owner of the Landowner's Parcel waives:

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the Town Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Additional Improvement Area #1 Assessment Ordinance by the Town Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the Town's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the Town Council's levy of the Assessments.

3. Amendments: This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the Town. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The Town is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of this parcel of real property, you are obligated to pay an assessment to the Town of Little Elm, Texas, for improvement projects undertaken by a public improvement district under Chapter 372 of the Texas Local Government Code, as amended. The assessment may be due in periodic installments.

The amount of the assessment against your property may be paid in full at any time together with interest to the date of payment. If you do not pay the assessment in full, it will be due and payable in annual installments (including interest and collection costs). More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Little Elm, 100 West Eldorado Parkway, Little Elm, Texas 75068

Your failure to pay the assessment or the annual installments could result in a lien and in the foreclosure of your property.

Signature of Purchaser(s) _____ Date: _____

The seller shall deliver this notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the notice prescribed by this section, the references to the street address and date in the notice, and the purchaser's signature on the notice may be omitted.

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

By: _____
Name: _____
Its: _____

STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the _____ day of _____, 2023 by _____, _____ of _____, on behalf of said entity.

_____
Notary Public, State of Texas

My Commission Expires:

_____

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the Valencia Public Improvement District and the Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner who is a Builder shall attach the Recorded Notices and the final Improvement Area #1 Additional Assessment Roll for such Assessed Parcel (or if the Improvement Area #1 Additional Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30 year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.

2. Any Landowner who is a Builder shall provide evidence of compliance with 1 above, signed by such residential homebuyer, to the Town.

3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.

4. If prepared and provided by the Town, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.

5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

ADDITIONAL IMPROVEMENT AREA #1 PROJECTS LANDOWNER AGREEMENT

This **ADDITIONAL IMPROVEMENT AREA #1 PROJECTS LANDOWNER AGREEMENT** (the "Agreement"), is executed by the parties to be effective as of, but not necessarily on the 18th day of July, 2023 (the "Effective Date"), between the **TOWN OF LITTLE ELM, TEXAS** (the "Town"), a home rule municipality of the State of Texas (the "State"), and **D.R. HORTON – TEXAS, LTD.**, a Texas limited partnership (the "Landowner").

MS

RECITALS:

WHEREAS, Landowner owns the Assessed Parcels described by the description attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, comprising all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel") which is located within the Spiritas Ranch Public Improvement District (the "District") in the Town; and

WHEREAS, the Town Council has adopted an assessment ordinance for the Additional Improvement Area #1 Projects (including all exhibits and attachments thereto, the "Additional Improvement Area #1 Assessment Ordinance") and the Service and Assessment Plan included as an Exhibit A to the Additional Improvement Area #1 Assessment Ordinance as updated and amended (the "Service and Assessment Plan") and which is incorporated herein for all purposes, and has levied an assessment on each Assessed Parcel in Improvement Area #1 of the District (as identified in the Service and Assessment Plan) that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Additional Improvement Area #1 Projects that will benefit the Improvement Area #1 Assessed Property (as defined in the Service and Assessment Plan); and

WHEREAS, the Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which are incorporated herein for all purposes, include the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the Town and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the Town Council.

I.
AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner's Parcel, as shown on **Exhibit I**, and the location and development of the Additional Improvement Area #1 Projects on the Landowner Parcel and on the property within Improvement Area #1 of the District;

(ii) the determinations and findings as to the benefits by the Town Council in the Service and Assessment Plan and the Additional Improvement Area #1 Assessment Ordinance;

(iii) the Additional Improvement Area #1 Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the Town on each Assessed Parcel within Improvement Area #1 of the District as shown on the assessment roll attached as Appendix H-2 to the Service and Assessment Plan (the "Improvement Area #1 Assessment Roll - Additional Improvement Area #1 Projects");

(ii) the Additional Improvement Area #1 Projects specially benefit Improvement Area #1 of the District, and the Landowner's Parcel, in an amount at least equal to the Assessment levied on each Assessed Parcel within Improvement Area #1 of the District, as such Assessment is shown on the Improvement Area #1 Assessment Roll - Additional Improvement Area #1 Projects;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of an Assessed Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Assessed Parcel(s) owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Additional Improvement Area #1 Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Assessed Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Assessed Parcel regardless of whether such owner is named;

(vi) the Assessment lien on each Assessed Parcel is a lien and covenant that runs with the land and is effective from the date of the Additional Improvement Area #1 Assessment Ordinance and continues until the Assessment is paid and may be enforced by the governing body of the Town in the same manner that an ad valorem tax lien against real property may be enforced by the Town;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of an Assessed Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner's Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Improvement Area #1 Additional Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the Town, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein).

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the Town and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Covenants, Conditions and Restrictions attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Additional Improvement Area #1 Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the Town), in the records of the County Clerk of Denton County, as a lien and encumbrance against such Assessed Parcel, and Landowner hereby authorizes the Town to so record such documents against the Assessed Parcels owned by Landowner;

(ii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Assessed Parcel(s) subject to all of the terms, conditions and provisions of such Covenants, Conditions and Restrictions; and

(iii) Landowner shall comply with, and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the Town) any party who purchases any Assessed Parcel owned by Landowner, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under State law, to comply with, the Homebuyer Education Program described on **Exhibit III** to this Agreement. Such compliance obligation shall terminate as to each Lot (as defined in the

Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the Town, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the Town's consent, in the Town's sole and absolute discretion, the Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II.**

II.
OWNERSHIP AND CONSTRUCTION OF ADDITIONAL IMPROVEMENT AREA #1 PROJECTS

A. Ownership and Transfer of Additional Improvement Area #1 Projects. Landowner acknowledges that all of the Additional Improvement Area #1 Projects and the land (or easements, as applicable) needed therefor shall be owned by the Town as constructed and/or conveyed to the Town and Landowner will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License. Construction of Additional Improvement Area #1 Projects.

(i) Any subsequent owner of an Assessed Parcel shall, upon the request of the Town or Landowner, grant and convey to the Town or Landowner and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Additional Improvement Area #1 Projects on the property within the District, to stage on the property within the District construction trailers, building materials and equipment to be used in connection with such construction of the Additional Improvement Area #1 Projects and for passage and use over and across parts of the property within the District as shall be reasonably necessary during the construction of the Additional Improvement Area #1 Projects. Any subsequent owner of an Assessed Parcel may require that each contractor constructing the Additional Improvement Area #1 Projects cause such owner of an Assessed Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of an Assessed Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Additional Improvement Area #1 Projects are complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Denton County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Development Agreement, or other agreement, with respect to the Assessments has been satisfied, and that Landowner shall not have any rights or remedies against the Town under any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the Town's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner.

Landowner represents and warrants to the Town as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the Town and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or Landowner's Parcel is otherwise bound.

(iv) Landowner is, subject to all matters of record in the Denton County, Texas Real Property Records, the sole owner of the Landowner's Parcel.

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Additional Improvement Area #1 Projects on those portions of the property within Improvement Area #1 of the District which are to be owned by the Town, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Additional Improvement Area #1 Projects. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the Town and its successors, assigns and agents, pertaining to the installation of the Additional Improvement Area #1 Projects.

C. Notices.

Any notice or other communication to be given to the Town or Landowner under this Agreement shall be given by delivering the same in writing to:

To the Town:	Town of Little Elm, Texas Attn: Town Manager 100 West Eldorado Parkway Little Elm, Texas 75068
With a copy to:	Town Attorney Attn: Robert F. Brown 100 West Eldorado Parkway Little Elm, Texas 75068
To the Landowner:	D.R. HORTON – TEXAS, LTD. Attn: Caleb Lee 2600 N. Central Expressway, Suite 250 Richardson, Texas 75082
With a copy to:	D.R. Horton, Inc. 4306 Miller Road Rowlett, Texas 75088 Attn: Jim Ilkenhans, Regional Counsel
And a copy to:	Koons Real Estate Law Attn: Tiffany Sanford 1410 Robinson Road, Unit 100 Corinth, Texas 76210

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient as the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given

the Additional Improvement Area #1 Projects, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Denton County, Texas.

E. Amendments.

This Agreement may be amended only by written instrument executed by the Town and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Denton County, Texas.

F. Effective Date.

MS This Agreement shall not become effective until the final execution by the latter of the Town and the Landowner, provided, upon such execution, this Agreement shall become effective as of the Effective Date.

G. Estoppels.

Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to an Assessed Parcel, and whether any party is then in default hereunder.

H. Termination.

This Agreement shall terminate and be of no further force and effect as to each Assessed Parcel upon payment in full of the Assessment(s) against such Assessed Parcel.

I. Representations.

No Boycott of Israel; No Business With Sanctioned Countries. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable State or federal law. As used in the foregoing verification, 'boycott Israel' means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

The Landowner represents that neither it nor any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Landowner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

The Landowner represents that neither it nor any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

https ://comptroller.texas .gov/purchasing/docs/sudan-list.pdf,
https://comptroller.texas.gov/purchasing/docs/iran-list.pdf, or
https://comptroller.texas.gov/purchasing/docs/fto-list.pdf.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the Landowner and any of its respective parent companies, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Landowner understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislative Session), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. The Landowner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislative Session, "SB 19"), Texas Government Code, as amended, the Landowner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

(1) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and

(2) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3) (as added by SB 19), Texas Government Code. The Landowner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Landowner and exists to make a profit.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED by the Town and Landowner on the respective dates stated below.

TOWN OF LITTLE ELM, TEXAS

By: _____
Curtis J. Cornelious
Mayor

Date: August 15, 2023

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the 15 day of August, 2023 by Curtis J. Cornelious, Mayor of the Town of Little Elm, Texas on behalf of said Town.

Mary Jennette Espinosa
Notary Public, State of Texas

(SEAL)

MARY JENNETTE ESPINOSA
Notary ID #129895531
My Commission Expires
October 18, 2026

Mary Jennette Espinosa
Name printed or typed

Commission Expires: Oct. 18, 2023

[Signature Page Landowner Agreement]

LANDOWNER:

D.R. HORTON – TEXAS, LTD.,
a Texas limited partnership

By: D.R. HORTON, INC.,
a Delaware corporation
its authorized agent

By: _____
Name: Michael Smith
Title: DVP of Land Acquisitions

Date: 7/17/23

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 17th day of July, 2023 by Michael Smith, Authorized Agent of D.R. Horton, Inc., a Delaware corporation, as authorized agent of D.R. Horton – Texas, Ltd., a Texas limited partnership on behalf of said partnership.

_____
Notary Public, State of Texas

(SEAL)

JAKE ECKEBERGER
Notary ID #133663891
My Commission Expires
March 23, 2026

Jake Eckeberger
Name printed or typed

Commission Expires: March 23, 2026

[Signature Page Landowner Agreement]

LANDOWNER AGREEMENT - EXHIBIT I
DESCRIPTION OF LANDOWNER'S PARCEL

Lots 5 and 6, Block AP, of SPIRITAS RANCH PHASE 1 MODEL PARK, an Addition to the Town of Little Elm, Denton County, Texas, according to the map or plat thereof recorded under Instrument No. 2023-189, Official Public Records, Denton County, Texas.

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of 17th, 2023 by **D.R. HORTON – TEXAS, LTD.**, a Texas limited partnership (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in the attached **Exhibit I** (the "Landowner's Parcel").

B. The Town Council of the Town of Little Elm (the "Town Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the Spiritas Ranch Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The Town Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Additional Improvement Area #1 Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Additional Improvement Area #1 Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in Improvement Area #1 of the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

The Assessment Lien is effective from the date of the Additional Improvement Area #1 Assessment Ordinance until the Assessments are paid and may be enforced by the Town in the same manner as an ad valorem property tax levied against real property that may be enforced by the Town. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within Improvement Area #1 of the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the Town is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. **Landowner or any subsequent owner of the Landowner's Parcel waives:**

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the Town Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Additional Improvement Area #1 Assessment Ordinance by the Town Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the Town's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the Town Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the Town. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The Town is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of this parcel of real property, you are obligated to pay an assessment to the Town of Little Elm, Texas, for improvement projects undertaken by a public improvement district under Chapter 372 of the Texas Local Government Code, as amended. The assessment may be due in periodic installments.

The amount of the assessment against your property may be paid in full at any time together with interest to the date of payment. If you do not pay the assessment in full, it will be due and payable in annual installments (including interest and collection costs). More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Little Elm, 100 West Eldorado Parkway, Little Elm, Texas 75068

Your failure to pay the assessment or the annual installments could result in a lien and in the foreclosure of your property.

Signature of Purchaser(s) _____ Date: 7/17/2023

The seller shall deliver this notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the notice prescribed by this section, the references to the street address and date in the notice, and the purchaser's signature on the notice may be omitted.

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

By: _____
Name: Michael Smith
Its: DVP of Land Acquisitions

STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 17 day of July, 2023 by Smith, Michael of DR Horton, on behalf of said entity.

_____
Notary Public, State of Texas

My Commission Expires:

March 23, 2026

JAKE ECKEBERGER
Notary ID #133663891
My Commission Expires
March 23, 2026

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the Valencia Public Improvement District and the Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner who is a Builder shall attach the Recorded Notices and the final Improvement Area #1 Additional Assessment Roll for such Assessed Parcel (or if the Improvement Area #1 Additional Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30 year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.

2. Any Landowner who is a Builder shall provide evidence of compliance with 1 above, signed by such residential homebuyer, to the Town.

3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.

4. If prepared and provided by the Town, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.

5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

Date:	08/15/2023
Agenda Item #:	5. S.
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 (EDC) Budget for Fiscal Year 2023-2024.**

DESCRIPTION:

Attached is the proposed budget for the Little Elm EDC for FY 2023-2024. This item was presented to the EDC Board at their regular meeting on August 14, 2023, for approval.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

EDC Budget FY 2023 -2024

Budget Worksheet

LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION PROPOSED BUDGET FY 2022-2023

	FY 2022	FY 2023		FY 2024
	ACTUAL	BUDGET	ESTIMATED	PROPOSED
FUND REVENUES				
5132 SALES TAX	$3,409,860	$3,096,966	$3,332,132	$3,367,930
5611 INTEREST EARNINGS	68,362	15,000	110,000	125,000
5600 OTHER EARNINGS	530,024	1,060,144	949,799	1,487,756
TOTAL FUND REVENUES	**$4,008,246**	**$4,172,110**	**$4,391,931**	**$4,980,686**
FUND EXPENDITURES				
6000 DEBT PAYMENTS	$1,209,291	$1,292,555	$1,292,555	$1,542,348
6100 PERSONNEL COSTS	414,151	424,522	424,447	438,903
6200 OPERATING EXPENSES	336,208	416,454	65,929	489,542
6343 ADVERTISING	215,231	333,797	260,000	360,893
6729 LAND ACQUISITION	2,477,423	0	0	0
6730 INCENTIVES	601,569	569,782	550,000	1,064,000
6740 TIN MAN BUILDING	6,094,657	0	(86,000)	100,000
6250 TRANSFER TO TOWN	30,000	30,000	30,000	30,000
6252 TRANSFER TO TIRZ #1	105,642	105,000	105,000	105,000
TOTAL FUND EXPENDITURES	**$11,484,172**	**$3,172,110**	**$2,641,931**	**$4,130,686**
DIFFERENCE	**($7,475,926)**	**$1,000,000**	**$1,750,000**	**$850,000**
BEGINNING FUND BALANCE	$13,349,506	$5,511,741	$4,961,176	$6,711,176
ENDING FUND BALANCE	$4,961,176	$6,511,741	$6,711,176	$7,561,176

Little Elm EDC FY 2023-2024 BUDGET

ACCOUNT CODES	ACCOUNT DESCRIPTION	BUDGET 2022-2023	ESTIMATED 2022-2023	BUDGET 2023-2024
Revenue and Other Sources				
811-5132	CITY SALES TAXES	3,337,966	3,573,132	3,608,930
811-5135	TRANSFER TO TIRZ #3 LAKEFRONT	(160,000)	(160,000)	(160,000)
811-5136-80-00	CONTRA TIRZ #5 LINCOLN PARK			
811-5140-80-00	TRANSFER TO HOLT 380 AGREEMENT ('14-'19)	-	-	-
811-5141	CONTRA TEXAS FIRST 380 AGREEMENT ('18-'22)	-	-	-
811-5142	CONTRA GOVEIA/GCRE 380 AGREEMENT ('18-'25)	(36,000)	(36,000)	(36,000)
811-5143	CONTRA ASCO ('22-26')	(45,000)	(45,000)	(45,000)
811-5200	MISCELLANEOUS REVENUE	-	-	-
811-5301	MUSTANG UTILITY	100,000	100,000	100,000
811-5302	CHADNIC- MULTI FAMILY	74,952	69,696	69,696
811-5303	CHADNIC-RETAIL	3,912	2,570	13,945
811-5304	HULA HUT	46,000	25,585	50,000
811-5305	HYDROUS	30,000	30,000	30,000
811-5306-1	PRINCIPAL REVENUE - TEXAS FIRST	83,866	87,686	87,686
811-5306-2	INTEREST REVENUE - TEXAS FIRST	121,693	117,871	117,871
811-5307-1	TIN MAN TRIPLE NET INCOME	185,944	154,907	197,032
811-5307-2	TIN MAN RENTAL INCOME	313,776	261,485	627,527
811-5700	INTEREST EARNINGS	15,000	110,000	125,000
811-5800	INTERGOVT. INCOME	100,000	100,000	60,000
811-5900	PROCEEDS FROM SALE OF LAND	-	-	134,000
Total Revenues and Other Sources		**4,172,110**	**4,391,931**	**4,980,687**

Expenditures				
Principal and Interest on Debt				
811-6004	PRINCIPAL-LOAN CONSOLIDATION #98337	531,135	531,135	545,841
811-6005	INTEREST-LOAN CONSOLIDATION #98337	143,370	143,370	128,663
811-6009	PRINCIPAL-LINCOLN PARK #233639	124,257	124,257	126,941
811-6010	INTEREST-LINCOLN PARK #233639	37,191	37,191	34,507
811-6011	PRINCIPAL-TEXAS FIRST #246732	98,600	98,600	101,539
811-6012	INTEREST-TEXAS FIRST#246732	79,426	79,426	76,489
811-6013	PRINCIPAL-TIN MAN #264078	83,265	83,265	338,445
811-6014	INTEREST-TIN MAN #264078	195,311	195,311	189,923
Total Debt Expenditures		**1,292,555**	**1,292,555**	**1,542,348**

Personnel Costs				
811-6108	SALARIES AND WAGES	316,716	316,716	326,835
811-6114	TMRS	45,510	45,510	47,318
811-6115	LONGEVITY PAY	1,180	1,180	1,293
811-6117	EDUCATION PAY	1,200	1,200	1,200
811-6118	CAR ALLOWANCE	6,912	6,912	6,912
811-6141	SOCIAL SECURITY	25,846	25,846	26,715
811-6142	GROUP INSURANCE	27,083	27,083	28,560
811-6143	WORKERS COMPENSATION	-	-	-
811-6145	TEXAS EMPLOYMENT COMMISSION	75	-	71
Total Personnel Expenditures		**424,522**	**424,447**	**438,903**

Little Elm EDC FY 2023-2024 BUDGET

ACCOUNT CODES	ACCOUNT DESCRIPTION	BUDGET 2022-2023	ESTIMATED 2022-2023	BUDGET 2023-2024
Other Operating Costs				
811-6211	LEGAL SERVICES (Attorney)	25,000	13,000	25,000
811-6214	PROFESSIONAL SERVICES	30,000	23,000	30,000
811-6229	OFFICE OPERATIONS	10,000	3,500	47,000
811-6231	CONTRACTED SERVICES	75,000	(50,556)	90,000
811-6232	GENERAL WEBSITE	2,500	1,350	2,500
811-6272	COMMUNICATIONS	4,000	3,700	4,500
811-6276	TUITION REIMBURSEMENT	2,500	2,500	2,500
811-6278	LEASE PAYMENTS	10	10	10
811-6342	OFFICE SUPPLIES	2,000	1,000	2,000
811-6343	ADVERTISING	333,797	260,000	360,893
811-6344	PRINTING AND MAILING	2,500	400	1,000
811-6347	RECRUITMENT AND RETENTION	30,000	250	30,000
811-6354	EMPLOYEE & PUBLIC RELATIONS	10,000	6,500	10,000
811-6711	RECORDINGS AND DOCUMENT FILINGS	1,000	1,000	2,000
811-6712	DUES & MEMBERSHIPS	10,000	3,000	10,000
811-6715	SCHOOLS AND SEMINARS	25,000	25,000	35,000
811-6719	UNIFORMS	1,000	275	1,000
811-6729	LAND ACQUISITION FOR REDEVELOPMENT	-	-	-
811-6730	INCENTIVES	569,782	550,000	1,064,000
811-6740	TIN MAN MAINTENANCE	-	(86,000)	100,000
811-6741	TIN MAN OPERATING EXPENSES	185,944	32,000	197,032
Total Operating Expenditures		**1,320,033**	**789,929**	**2,014,435**
Transfers to Other Funds				
811-6250	CONTRACT WITH TOWN	30,000	30,000	30,000
811-6252	TRANSFER TO TIRZ #1 ROSEBRIAR (KROGER)	105,000	105,000	105,000
Total Transfers		**135,000**	**135,000**	**135,000**
TOTAL EXPENDITURES		**3,172,110**	**2,641,931**	**4,130,686**
EXCESS REVENUES OVER (UNDER) EXPENDITURES		**1,000,000**	**1,750,000**	**850,000**

Date:	08/15/2023
Agenda Item #:	5. T.
Department:	Administrative Services
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Second Amended and Restated Reimbursement Agreement and Performance Agreement between Tax Increment Reinvestment Zone Number Three (TIRZ #3) and the Little Elm Economic Development Corporation (EDC).**

DESCRIPTION:

On October 15, 2015, the Town adopted **Ordinance No. 1175**, which 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.

The Board determined that it is in the best interest of TIRZ # 3 to contract with Little Elm EDC in order to provide for the efficient and effective implementation of certain aspects of the TIRZ # 3's Project and Financing Plan. As a result, Little Elm EDC entered into a loan agreement with Government Capital to fund certain project costs within TIRZ # 3.

The purpose of the original Reimbursement and Performance Agreement states that TIRZ # 3 desires to reimburse Little Elm EDC 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, but not to exceed **Sixty Thousand and No/100 Dollars ($60,000.00) per year.**

The Second Amended and Restated Reimbursement and Performance Agreement has been created to address a change in the term of the original agreement. Those amended changes are as follows:

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, and shall be continued in effect for the purposes of paying Little Elm EDC any monies from the TIRZ # 3 Tax Increment Fund due and payable by **January 31, 2039, or until the aggregate payments** from TIRZ # 3 to Little Elm EDC equal **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00),** whichever is sooner.

The financial obligation remained the same, but the term has been extended to reflect the timing of the hotel coming on the tax roll.

This item was also presented to the Economic Development Corporation Board at their regular meeting on August 14, 2023, and to the TIRZ #3 Board at their meeting on August 15, 2023, for approval.

BUDGET IMPACT:

The budget impact for this item will be an annual reimbursement from the Town of Little Elm's TIRZ #3 Tax Increment Fund to Little Elm EDC in the amount of **Sixty Thousand and No/100 Dollars ($60,000.00) per year.** Annual payments are payable for the term of this agreement, **January 31, 2036,** or until the aggregate payments equal **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00),** whichever is sooner.

This Reimbursement amount then makes the Little Elm EDC whole on their investment on the land previously purchased for the Lakefront Development.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Second Amended and Restated Reimbursement between EDC and TIRZ #3

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

SECOND AMENDED AND RESTATED REIMBURSEMENT AGREEMENT AND PERFORMANCE AGREEMENT

This **SECOND 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, as depicted in ***Exhibit A*** of this Agreement, which is attached hereto, 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 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, 2039**, or until the aggregate payments from TIRZ # 3 to LEEDC equal **Eight Hundred Forty Thousand and No/100 Dollars ($840,000.00),** whichever is sooner.

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 Second 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, as depicted in ***Exhibit A*** of this Agreement, which is attached hereto. 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 ***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, as depicted in ***Exhibit A*** of this Agreement, which is attached hereto; 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, as depicted in ***Exhibit A*** of this Agreement, which is attached hereto, but not to exceed the Grant Amount of 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).** The first payment shall commence in tax year 2025 and conclude in tax year 2038.

(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: _____
Curtis Cornelious, 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]

Date:	08/15/2023
Agenda Item #:	5. U.
Department:	Administrative Services
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Third Amendment to the Ground Lease Purchase Agreement between Little Elm Hospitality, LLC and Little Elm Economic Development Corporation (EDC).**

DESCRIPTION:

On June 20, 2023, the Little Elm EDC and Developer entered into the Second Amendment to Ground Lease Purchase Agreement for Property in Little Elm, Denton County, Texas, recorded on June 23, 2023, as Instrument No. 20230623000174 (hereinafter referred to as the "Second Amendment" together with the Original Agreement and First Amendment, hereinafter referred to collectively as the "Agreement") to address Lots 7R, 8R and 9R as shown on the Replat (also referred to herein as the "Retail Lots").

The Little Elm EDC and Developer now desire to amend the Agreement to better address the mutual obligations of the parties hereto. Those amended changes are as follows:

SECTION 2. AMENDMENT TO THE AGREEMENT.

(a) Amendment to Agreement. That Section 9.1.1 is hereby added to the Agreement, and shall read as follows:

9.1.1. Conveyance of Retail Lots. Little Elm EDC shall convey to the Developer free and clear of all liens and encumbrances by special warranty deed the Retail Lots, each separately within thirty (30) days of the following:

(a) completion of a shell building located on each lot;
(b) Developer obtaining a certificate of completion ("COC") from the Town of Little Elm, for the applicable lot;
(c) verification of required capital expenditures; and
(d) verification of no outstanding liens.

(b) Amendment to Agreement. That Section 20.21 is hereby added to the Agreement, and shall

read as follows:

20.21. Chamber of Commerce. Developer covenants and agrees to require tenants of the Retail Lots to join the Little Elm Chamber of Commerce at a minimum at the Pontoon level for a period of five (5) years or the term of their lease, whichever is shorter.

(c) Amendment to Agreement. That Section 20.22 is hereby added to the Agreement, and shall read as follows:

"20.22 Inception Lighting. Developer covenants and agrees to install or cause to be installed on the Retail Lots Inception Lighting around the perimeter of the roof line of each shell building."

This item was presented to the EDC Board at their regular meeting on August 14, 2023, for approval.

BUDGET IMPACT:

There is no direct impact to the budget, however, at the time of Certificate of Completion, the Little Elm EDC will deed over the land for each of the retail lots by Special Warranty Deed.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Third Amendment to Ground Lease-Little Elm Hospitality LLC

THIRD AMENDMENT
TO
GROUND LEASE PURCHASE AGREEMENT
FOR PROPERTY IN LITTLE ELM, DENTON COUNTY,
TEXAS

This **THIRD AMENDMENT TO GROUND LEASE PURCHASE AGREEMENT FOR PROPERTY IN LITTLE ELM, DENTON COUNTY, TEXAS** (hereinafter referred to as this "Third Amendment") is made and entered into on the _____ day of _____, 2023, effective as of the Effective Date (as hereinafter defined), by and between the **LITTLE ELM ECONOMIC DEVELOPMENT CORPORATION,** a Texas non-profit corporation (hereinafter referred to as the "Little Elm EDC"), and **LITTLE ELM HOSPITALITY, LLC**, a Texas limited liability company, or its permitted assigns ("Developer").

RECITALS:

WHEREAS, on or about **September 14, 2020**, the Little Elm EDC and Developer entered into that certain Ground Lease Purchase Agreement and Performance Agreement for Property in Little Elm, Denton County, Texas, recorded on August 5, 2021, as Instrument No. 20210804000881 in the Official Records of Denton County, Texas (hereinafter referred to as the "Original Agreement"), concerning certain real property located in the Town of Little Elm, Denton County Texas, as more particularly described in the Original Agreement (the "Premises") ; and

WHEREAS, on or about **June 6, 2022**, the Little Elm EDC and Developer entered into that certain First Amendment to Ground Lease Purchase Agreement for Property in Little Elm, Denton County, Texas, recorded on June 9, 2022, as Instrument No. 20220608000729 in the Official Records of Denton County, Texas (hereinafter referred to as the "First Amendment"); and

WHEREAS, on or about **June 20, 2023**, the Little Elm EDC and Developer entered into that certain Second Amendment to Ground Lease Purchase Agreement for Property in Little Elm, Denton County, Texas, recorded on June 23, 2023, as Instrument No. 20230623000174 (hereinafter referred to as the "Second Amendment" together with the Original Agreement and First Amendment, hereinafter referred to collectively as the "Agreement") to address Lots 7R, 8R and 9R as shown on the Replat (also referred to herein as the "Retail Lots").

WHEREAS, the Little Elm EDC and Developer now desire to amend the Agreement to better address the mutual obligations of the parties hereto.

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 Little Elm EDC and Developer hereby agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Third Amendment and

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

SECTION 2. AMENDMENT TO THE AGREEMENT.

(a) **Amendment to Agreement.** That Section 9.1.1 is hereby added to the Agreement, and shall read as follows:

"**9.1.1. Conveyance of Retail Lots.** Little Elm EDC shall convey to the Developer free and clear of all liens and encumbrances by special warranty deed the Retail Lots separately within thirty (30) days of the following:

(a) completion of a shell building located on each lot;
(b) Developer obtaining a certificate of completion ("COC") from the Town of Little Elm, Texas, for the applicable lot;
(c) verification of required capital expenditures; and
(d) verification of no outstanding liens."

(b) **Amendment to Agreement.** That Section 20.21 is hereby added to the Agreement, and shall read as follows:

"**20.21. Chamber of Commerce**. Developer covenants and agrees to require tenants of the Retail Lots to join the Little Elm Chamber of Commerce at a minimum at the Pontoon level for a period of five (5) years or the term of their lease, whichever is shorter."

(c) **Amendment to Agreement.** That Section 20.22 is hereby added to the Agreement, and shall read as follows:

"**20.22 Inception Lighting.** Developer covenants and agrees to install or cause to be installed on the Retail Lots Inception Lighting around the perimeter of the roofline of each shell building."

SECTION 3. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Third Amendment:

(a) **Amendments.** This Third Amendment constitutes the entire understanding and agreement of the parties hereto as to the matters set forth in this Third Amendment. No alteration of or amendment to this Third Amendment 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 Third Amendment 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 Third Amendment shall lie in the state district courts of Denton County, Texas.

(c) **Assignment.** Neither party hereto shall have the right to assign its rights and/or obligations under this Third Amendment, or any interest herein, without the prior written consent of the other party hereto.

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

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

(f) **Counterparts.** This Third Amendment 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) **Effective Date.** The effective date (the "Effective Date") of this Third Amendment shall be the date of the latter to execute this Third Amendment by and between the Little Elm EDC and Developer.

(h) **Ratification.** All of the terms, conditions, and obligations of the Agreement remain in full force and effect except where specifically modified by this Third Amendment.

(i) **Severability.** The provisions of this Third Amendment are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Third Amendment 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 Third Amendment shall be enforced as if the invalid provision had never been included.

(j) **Time is of the Essence.** Time is of the essence in the performance of this Third Amendment.

[The Remainder of this Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed, effective as of the Effective Date.

LITTLE ELM EDC:

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

By: _____
Ken Eaken, President

Date Executed: _____

ATTEST:

_____
Taylor Girardi, Secreatary

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the ___ day of _____, 2023, by Ken Eaken, President of the Little Elm Economic Development Corporation, a Texas non-profit corporation, on behalf of said non-profit corporation.

_____
Notary Public, State of Texas

CONSENT:
TOWN OF LITTLE ELM, TEXAS

_____
Curtis J. Cornelious, Mayor
Date: _____

DEVELOPER:

LITTLE ELM HOSPITALITY, LLC,
a Texas limited liability company

By: _____
Kash R. Patel, Managing Member

Date Executed: _____

STATE OF TEXAS **§**
§
COUNTY OF DALLAS **§**

This instrument was acknowledged before me on the _____ day of _____, 2023, by Kash R. Patel, Managing Member of the Little Elm Hospitality, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public, State of Texas

Date:	08/15/2023
Agenda Item #:	5. V.
Department:	Administrative Services
Strategic Goal:	Promote and expand Little Elm's identity
Staff Contact:	Jennette Espinosa, EDC Executive Director

AGENDA ITEM:

Consider Action to Approve the **Sales Contract for Lots 8, 9, and 10 at 318 East Park Drive, Little Elm, Texas between Little Elm Economic Development Corporation (EDC) and Lonestar Annex, LLC.**

DESCRIPTION:

The Little Elm EDC will be selling Lots 8, 9, and 10 on East Park Street to Lonestar Annex, LLC for future development. Purchase price of these lots is **One Hundred, Thirty Four Thousand and No/100 Dollars ($134,000.00),** and closing costs associated with the transaction.

Details are as follows:

- Delivery of **Five Hundred and No/100 Dollars ($500.00) Earnest Money** within three (3) days after the Effective Date
- Delivery of **Five Hundred and No/100 Dollars ($500.00) Option Fee** within three (3) days after the Effective Date
- Buyer accepts the property as is
- The closing of the sale will be on our before December 15, 2023

This item was presented to the EDC Board at their regular meeting on August 14, 2023, for approval.

BUDGET IMPACT:

The budget impact for this item will be the revenue received from the sale of Lots, 8, 9, and 10 on East Park Street at the sum of **One Hundred, Thirty Four Thousand and No/100 Dollars ($134,000.00).**

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Sales Contract

Survey

Residential Real Property Affidavit

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 11-07-2022

UNIMPROVED PROPERTY CONTRACT

NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The parties to this contract are Little Elm Economic Development Corporation (Seller) and Lonestar Annex, LLC (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot 8, 9 & 10, Block _____, Frisco Park Annex Addition, City of Little Elm, County of Denton, Texas, known as 318 East Park Drive, 75068 (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto (Property).

RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing .....$ 134,000.00
The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.

B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum .....$ _____

C. Sales Price (Sum of A and B) .....$ $134,000.00

4. LEASES:

A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.

B. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☑ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:

☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.

☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

5. EARNEST MONEY AND TERMINATION OPTION:

A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to Kathy Haynes (Escrow Agent) at Chicago Title 1180 E. Prosper Trail, St. 20, Prosper, TX 75078 (address): $ 500.00 as earnest money and $ 500.00 as the Option Fee. The earnest money and Option Fee shall be made payable to Escrow Agent and may be paid separately or combined in a single payment.

(1) Buyer shall deliver additional earnest money of $_____ to Escrow Agent within _____ days after the Effective Date of this contract.

(2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

(3) The amount(s) Escrow Agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.

(4) Buyer authorizes Escrow Agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases Escrow Agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.

B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 120 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and Escrow Agent shall release any Option Fee remaining with Escrow Agent to Seller; and (ii) any earnest money will be refunded to Buyer.

C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.

D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.

E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

6. TITLE POLICY AND SURVEY:

A. TITLE POLICY: Seller shall furnish to Buyer at ☐Seller's ☑Buyer's expense an owner's policy of title insurance (Title Policy) issued by Chicago Title (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
(1) Restrictive covenants common to the platted subdivision in which the Property is located.
(2) The standard printed exception for standby fees, taxes and assessments.
(3) Liens created as part of the financing described in Paragraph 3.
(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
(6) The standard printed exception as to marital rights.
(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
☐ (i) will not be amended or deleted from the title policy; or
☐ (ii) will be amended to read, "shortages in area" at the expense of ☐ Buyer ☐ Seller.
(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)
☑ (1) Within 10 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☐ Seller's ☑ Buyer's expense no later than 3 days prior to Closing Date.
☐ (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
☐ (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity: _____.
Buyer must object the earlier of (i) the Closing Date or (ii) _____ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate

within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☐is ☐is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**
Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.
If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.

(8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property ☐is ☐is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.

(9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.

(10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.

(11) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

(12) REQUIRED NOTICES: The following notices have been given or are attached to this contract (for example, MUD, WCID, PID notices): _____
_____
_____.

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.
NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.
(Check one box only)
☑ (1) Buyer accepts the Property As Is.
☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____
_____.
(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

C. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date and obtain any required permits. The repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work and payment for the work completed; and (ii) at Seller's expense, arrange for the transfer of any transferable warranties with respect to the repairs and treatments to Buyer at closing. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. SELLER'S DISCLOSURE:
(1) Seller ☐ is ☑ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
(2) Seller ☐ is ☑ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
(3) Seller ☐ is ☑ is not aware of any environmental hazards that materially and adversely affect the Property.
(4) Seller ☐ is ☑ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
(5) Seller ☐ is ☑ is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
(6) Seller ☐ is ☑ is not aware of any threatened or endangered species or their habitat affecting the Property.
(7) Seller ☐ is ☑ is not aware that the Property is located ☐ wholly ☐ partly in a floodplain.
(8) Seller ☐ is ☑ is not aware that a tree or trees located on the Property has oak wilt.
If Seller is aware of any of the items above, explain (attach additional sheets if necessary): ____
_____.

8. BROKERS AND SALES AGENTS:

A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable:_____.

B. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before December 15, 2023, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

(1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.

(2) Buyer shall pay the Sales Price in good funds acceptable to the Escrow Agent.

(3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents, transfer of any warranties, and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.

(4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

(5) Private transfer fees (as defined by Chapter 5, Subchapter G of the Texas Property Code) will be the obligation of Seller unless provided otherwise in this contract. Transfer fees assessed by a property owners' association are governed by the Addendum for Property Subject to Mandatory Membership in a Property Owners Association.

10. POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

11. SPECIAL PROVISIONS: (This paragraph is intended to be used only for additional informational items. An informational item is a statement that completes a blank in a contract form, discloses factual information, or provides instructions. Real estate brokers and sales agents are prohibited from practicing law and shall not add to, delete, or modify any provision of this contract unless drafted by a party to this contract or a party's attorney.)_____.

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed $ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

A. PRORATIONS: Taxes for the current year, interest, rents, and regular periodic maintenance fees, assessments, and dues (including prepaid items) will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

17. ATTORNEY'S FEES: A Buyer, Seller, Listing Broker, Other Broker, or Escrow Agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

18. ESCROW:

A. ESCROW: The Escrow Agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as Escrow Agent. Escrow Agent may require any disbursement made in connection with this contract to be conditioned on Escrow Agent's collection of good funds acceptable to Escrow Agent.

B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, Escrow Agent may: (i) require a written release of liability of the Escrow Agent from all parties before releasing any earnest money; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow Agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by Escrow Agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.

C. DEMAND: Upon termination of this contract, either party or the Escrow Agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the Escrow Agent. If either party fails to execute the release, either party may make a written demand to the Escrow Agent for the earnest money. If only one party makes written demand for the earnest money, Escrow Agent shall promptly provide a copy of the demand to the other party. If Escrow Agent does not receive written objection to the demand from the other party within 15 days, Escrow Agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and Escrow Agent may pay the same to the creditors. If Escrow Agent complies with the provisions of this paragraph, each party hereby releases Escrow Agent from all adverse claims related to the disbursal of the earnest money.

D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the Escrow Agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

E. NOTICES: Escrow Agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by Escrow Agent.

19. REPRESENTATIONS: All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

20. FEDERAL TAX REQUIREMENTS: If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at: Lonestar Annex, LLC

14114 Dallas Pkwy, Ste. 600 Dallas, TX 75254

Phone: (614) 893-5274

E-mail/Fax: kash@kreallc.com

E-mail/Fax:

With a copy to Buyer's agent at:

n/a

To Seller at: Little Elm Economic Development Corp

100 W. Eldorado Pkwy, Little Elm, TX 75068

Phone: (214) 975-0455

E-mail/Fax: jke@littleelm.org

E-mail/Fax:

With a copy to Seller's agent at:

n/a

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- ☐ Third Party Financing Addendum
- ☐ Seller Financing Addendum
- ☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- ☐ Buyer's Temporary Residential Lease
- ☐ Seller's Temporary Residential Lease
- ☐ Addendum for Reservation of Oil, Gas and Other Minerals
- ☐ Addendum for "Back-Up" Contract
- ☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal
- ☐ Addendum containing Notice of Obligation to Pay Improvement District Assessment
- ☐ Addendum for Coastal Area Property
- ☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- ☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- ☐ Addendum for Sale of Other Property by Buyer
- ☐ Addendum for Property in a Propane Gas System Service Area
- ☐ Other (list): _____

23. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is: Lauren Smyth / Bradley

1445 Ross Ave, Ste. 3600, Dallas, TX 75202

Phone: (214) 257-9760

Fax: ( )

E-mail: lsmyth@bradley.com

Seller's Attorney is: Jeff Moore / Brown & Hofmeister, LLP

740 East Campbell Rd., Suite 800, Richardson, TX 75081

Phone: (214) 747-6109

Fax: (214) 747-6111

E-mail: jmoore@bhlaw.net

EXECUTED the _____day of _____, 20_____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Buyer _____ Seller _____

Buyer _____ Seller _____

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC NO. 9-16. This form replaces TREC NO. 9-15.

BROKER INFORMATION
(Print name(s) only. Do not sign)

n/a
Other Broker Firm License No.

represents ☐ Buyer only as Buyer's agent
☐ Seller as Listing Broker's subagent

Associate's Name License No.

Team Name

Associate's Email Address Phone

Licensed Supervisor of Associate License No.

Other Broker's Address Phone

City State Zip

n/a
Listing Broker Firm License No.

represents ☐ Seller and Buyer as an intermediary
☐ Seller only as Seller's agent

Listing Associate's Name License No.

Team Name

Listing Associate's Email Address Phone

Licensed Supervisor of Listing Associate License No.

Listing Broker's Office Address Phone

City State Zip

Selling Associate's Name License No.

Team Name

Selling Associate's Email Address Phone

Licensed Supervisor of Selling Associate License No.

Selling Associate's Office Address

City State Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (_____). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

OPTION FEE RECEIPT

Receipt of $_____ (Option Fee) in the form of _____
is acknowledged.

_____ _____
Escrow Agent Date

EARNEST MONEY RECEIPT

Receipt of $_____ Earnest Money in the form of _____
is acknowledged.

_____ _____ _____
Escrow Agent Received by Email Address Date/Time

_____ _____
Address Phone

_____ _____ _____
City State Zip Fax

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

_____ _____ _____
Escrow Agent Received by Email Address Date

_____ _____
Address Phone

_____ _____ _____
City State Zip Fax

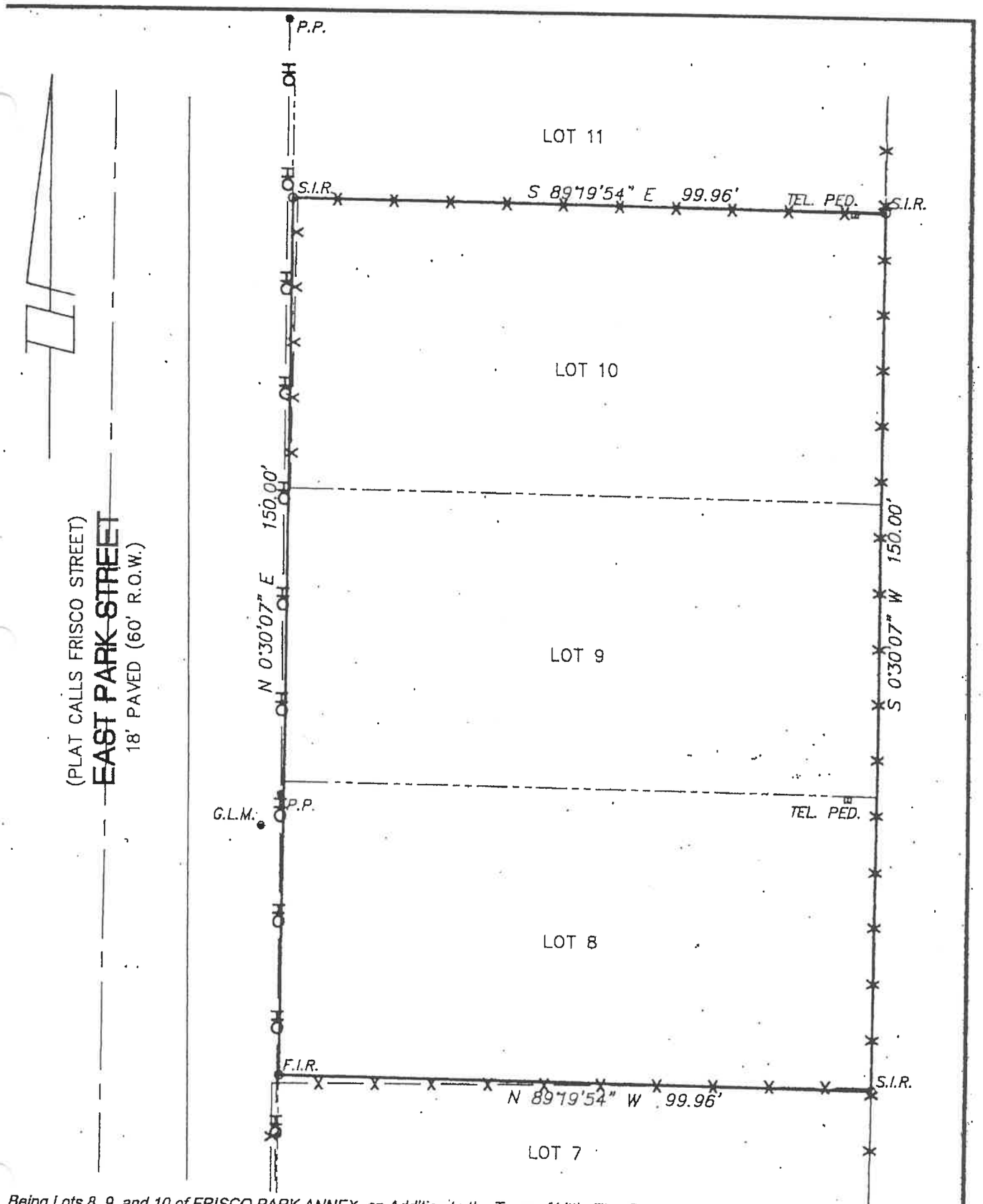
ADDITIONAL EARNEST MONEY RECEIPT

Receipt of $_____ additional Earnest Money in the form of _____
is acknowledged.

_____ _____ _____
Escrow Agent Received by Email Address Date/Time

_____ _____
Address Phone

_____ _____ _____
City State Zip Fax



Being Lots 8, 9, and 10 of FRISCO PARK ANNEX, an Addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 160, Plat Records, Denton County, Texas. (Commonly known as 318 EAST PARK STREET)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121C0415, Dated April 18, 2011 (Subject property lies in Zone X)

STATE OF TEXAS
REGISTERED
JERALD YENSAN
4561
PROFESSIONAL
LAND SURVEYOR

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 03 JULY, 2014 JOB NO: 142950

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)

Date: August 8, 2023 **GF#:**

Name of Affiant(s): M. Jennette Espinosa
Address of Affiant: 100 W. Eldorado Pkwy., Little Elm, TX 75068
Description of Property: 318 East Park Drive, Little Elm, TX 75068

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since July 3, 2014, there have been no:
   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
   b. changes in the location of boundary fences or boundary walls;
   c. construction projects on immediately adjoining property(ies) which encroach on the Property;
   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

none

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

GF#

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)
(Continued)

Jennette Espinosa
Executive Director
Little Elm EDC

State of Texas

Jennette Espinosa of Little Elm EDC

Sworn to and subscribed before me on August 8, 2023 by

(Personalized Seal)

Natasha Leigh Roach
Notary Public's Signature

NOTARY PUBLIC STATE OF TEXAS
Natasha Leigh Roach
My Commission Expires
11/12/2024
ID No. 132779769

Date:	08/15/2023
Agenda Item #:	5. W.
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, 2023.**

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 2022-2023.

BUDGET IMPACT:

At June 30, 2023, 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 99.37%. The Town is seeing an uptick on collecting prior year's taxes. Finance has provided Council the truth in taxation worksheet reflecting the 2023 tax roll and revenue projections which is reflected in the FY 2023-2024 Proposed Budget. Building permits is another indicator of the economy and the Town is seeing collections to date of 75.40% of the budgeted revenue for permits. The Town had a very 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 98% cost recovery through this reporting period. The Recreation Center is showing a 85% 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 2023 projected budgeted sales tax revenue by 5.49% 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

Memo to TM Q3 Budget to Actual FY 2023

June 30, 2023 Financial Report
Q3 GF and Utility Fund FY 2023
Q3 Park and Rec Fund FY 2023

MEMORANDUM

TO: MATT MUELLER, TOWN MANAGER

FROM: KELLY WILSON, CHIEF FINANCIAL OFFICER

SUBJ: BUDGET REPORT FOR PERIOD JUNE 30, 2023

CC: MAYOR AND COUNCIL

The attached is Budget to Actual Information for the fiscal period ending June 30, 2023. 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, 2023, 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 for purchases.

Revenues:

Major Funds – Sources		***Budget***		*YTD*	*% Earned*
General Fund	$	47,358,544	$	45,799,246	96.71%
Park and Recreation Fund		4,678,200		3,519,237	75.23%
Street Maintenance Fund		1,678,983		1,092,912	65.10%
Water and Sewer Fund		21,277,929		15,534,680	73.01%
Solid Waste Fund		4,125,881		2,765,102	67.02%
Storm Drainage System Fund		755,285		568,452	75.26%

Expenditures:

Major Funds - Uses		***Budget***		*YTD*	*% Used*
General Fund	$	54,517,802	$	41,723,501	76.53%
Park and Recreation Fund		5,018,859		3,765,966	75.04%
Street Maintenance Fund		2,688,641		2,539,624	94.46%
Water and Sewer Fund		21,905,120		15,539,745	70.94%
Solid Waste Fund		4,029,338		3,269,937	81.15%
Storm Drainage System Fund		703,181		343,504	48.85%

General Fund Revenue and Expense Summary: The total all sources of revenue in the General Fund year-to-date is $45,799,246 or 96.71% of budgeted revenues of $47,358,544. Compared to this time last year, the General Fund year-to-date revenues was 99.76% of budgeted revenues. Operationally, the Town's revenue through the 3rd quarter of the fiscal year is in line with our budgeted projections. Property Tax collections typically start in October and spike with collections in December and January. 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's building permit revenue through the 3rd quarter is lower than this time last year, and is in line with our target of 75% collected. The total building permit revenue collected to date reflects $2,111,155 or 75.40% of the $2,800,000 annual budgeted revenue. The Town has collected strong sales tax revenue. As of the date of this report, the Town has received an additional 5.49% more than budgeted sales tax and continues to exceed last year's collections. Total General Fund Expenditures, including $4,541,659 in encumbrances, amount to $41,723,501, accounting for 76.53% of the $54,517,802 budget.

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

General & Debt	General Fund	YTD Actual	Debt Service Fund	YTD Actual
Current Levy	$22,061,362	$26,475,084	$7,126,155	$8,440,230
Penalty and Interest	50,000	61,760	15,000	17,643
Prior Year Property Taxes	25,000	110,478	20,000	28,418
Total	$22,136,362	$26,609,588	$7,161,155	$8,486,291

Town-wide Ad Valorem property tax collections as of June 30, 2023 reflect $39,652,370 or 99.37% on a tax levy of $39,900,815.

Sales Tax: The Town's total sales tax budget (2 cents) is $13,351,865. 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 FY2022 as it was actually earned for sales for the months of August and September. The table below summaries total sales tax collections through May 2023. 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
2023 Budget	**13,351,865**	**6,675,933**	**3,337,966**	**1,668,983**	**1,668,983**
2023 Actual	**8,280,669**	**4,140,334**	**2,070,167**	**1,035,084**	**1,035,084**

Interest Earnings and Cash Position: The Town's funds are fully invested and secure. Total interest earned year to date ending June 30, 2023 was $4,599,112. Total cash and investments on hand for the period ending June 30, 2023 is $164,493,256. (See Cash and Investment Report for more detail)

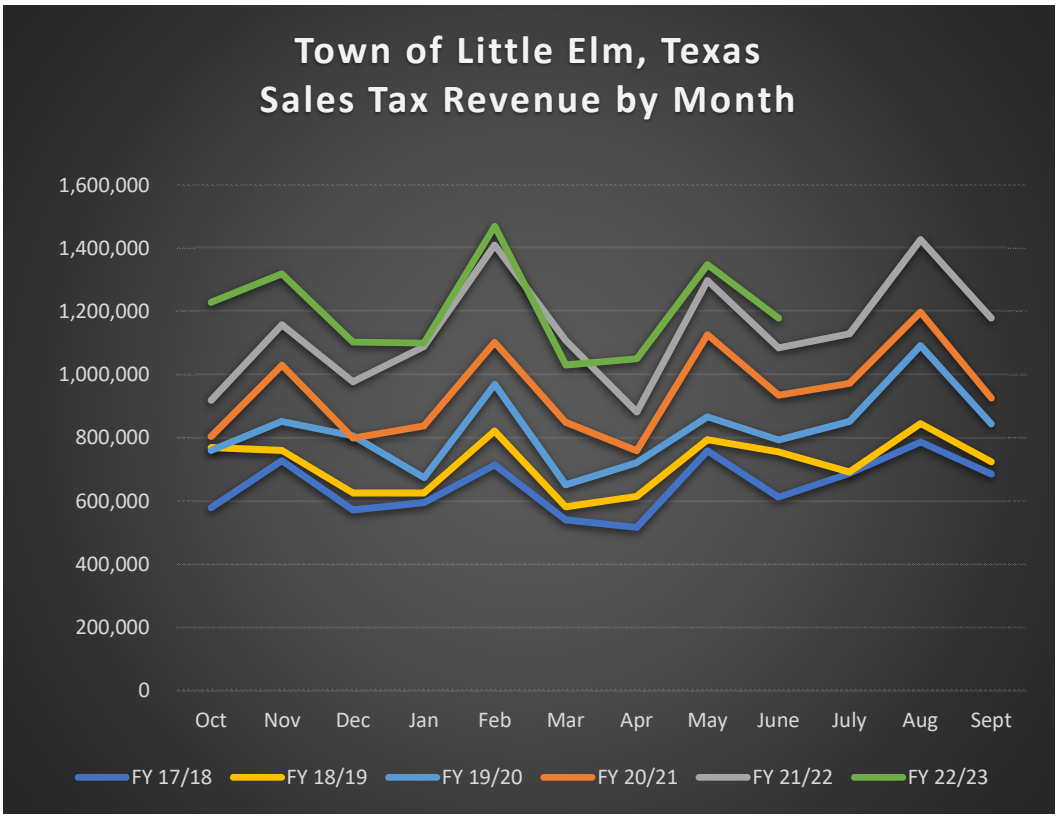
Water and Sewer Fund: The Town's Water-Wastewater Utility YTD revenue as of June 30, 2023 is $15,534,680 or 73.01% of budget revenues of $21,277,929. The Town implemented a multi-year rate plan that goes out to 2024. This year water payers saw an increase of 2% in water rates. Sewer rates remained unchanged. Water sales total $7,963,102 or 68.40% of the total budgeted amount of $11,647,483. Actual expenditures for the year as of June 30, 2023 are $12,543,116, which includes encumbrances of $2,996,629, amounting to 70.94% of the total amended budget amount of $21,905,120. The water purchases take or pay budget reflects $6,274,356 or 28.65% of the budget. The town is reporting the water purchases through the 3nd quarter of $4,656,261. The Town of Little Elm has billed 1.147 million gallons

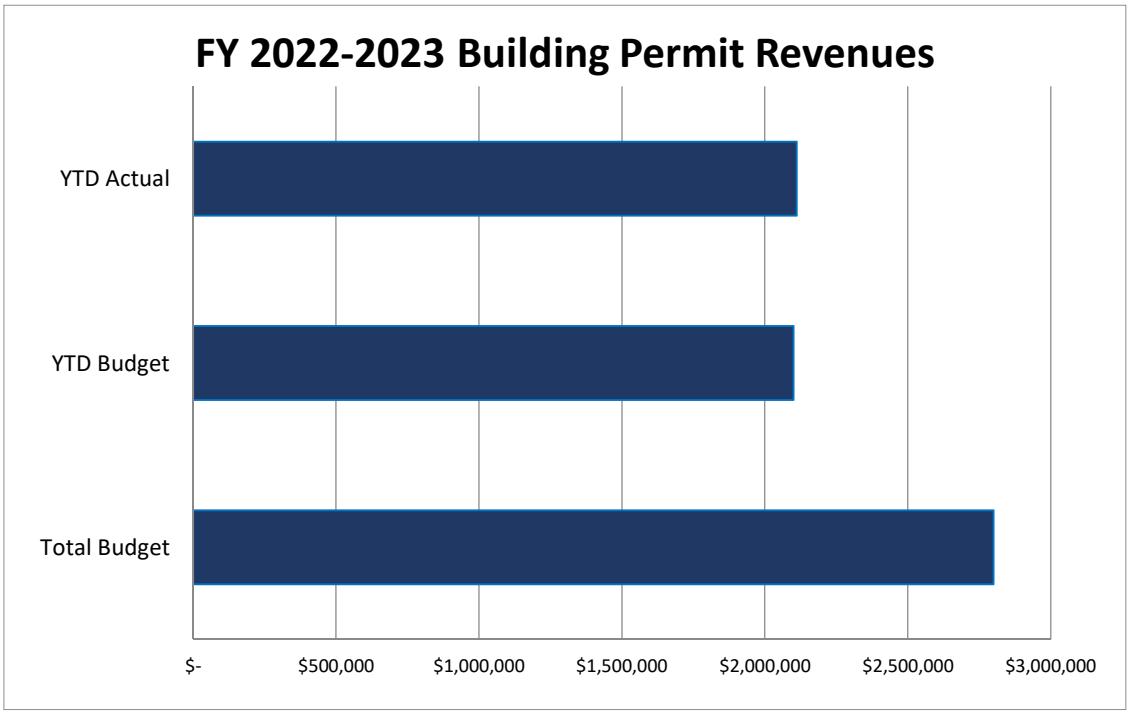
of water through the 3rd quarter of FY 2023 and has purchased 1.608 million gallons of water for the fiscal year from NTMWD.

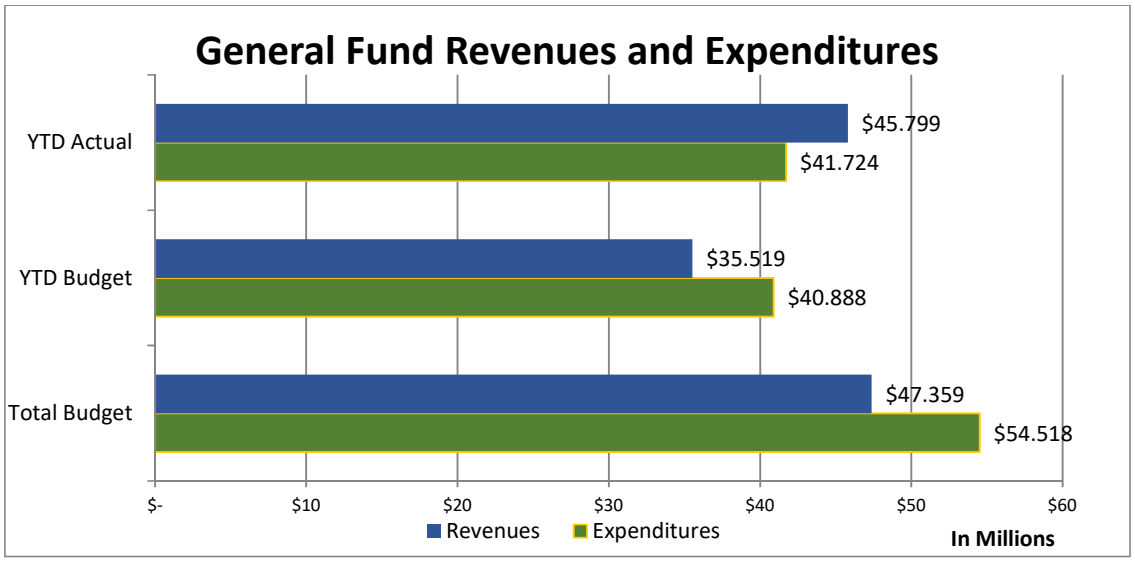
	Oct-22		Nov-22		Dec-22	
	WATER	SEWER	WATER	SEWER	WATER	SEWER
# of Accts Residential	12,038	11,778	12,041	11,777	12,026	11,768
#of Accts Commercial	448	226	446	225	449	228
Consumption-Residential	127,809,000	76,266,000	103,672,000	76,950,000	75,118,000	76,831,000
Consumption-Commercial	39,824,000	5,643,000	29,804,000	5,245,000	17,536,000	4,533,000
Average Residential Water Consumption	10,617		8,610		6,246	
Billed ($) Residential	$ 1,057,542	$608,234	$ 894,980	$612,211	$ 701,195	$611,944
Billed ($) Commercial	$ 275,521	$31,589	$ 215,675	$29,712	$ 136,290	$26,526
Total Billed ($)	$1,333,063	$639,823	$1,110,656	$641,923	$837,485	$638,470
Rainfall	4.36		5.62		1.94	

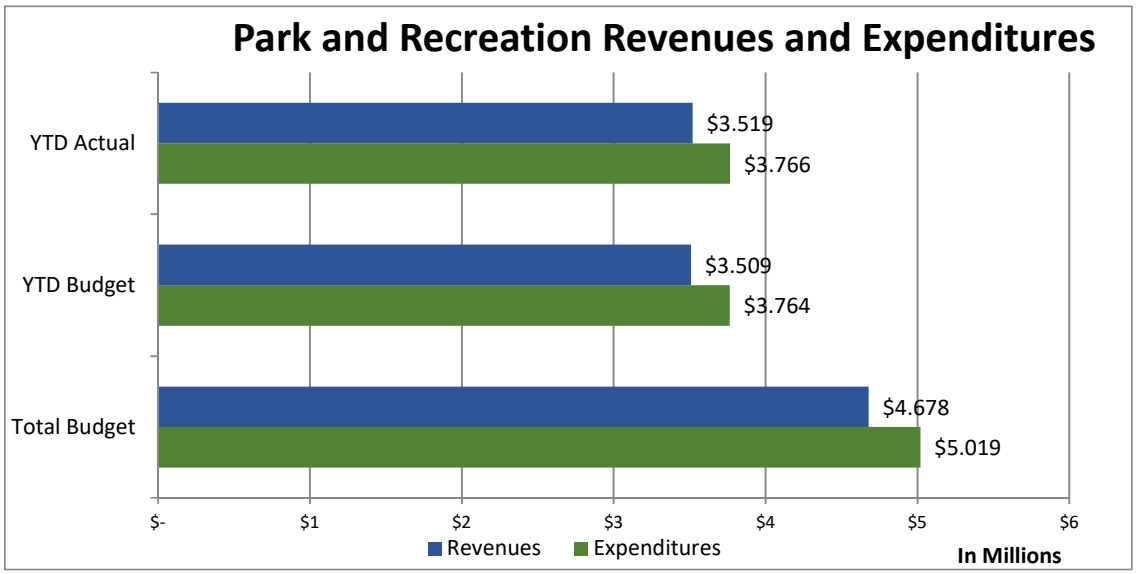
	Jan-23		Feb-23		Mar-23	
	WATER	SEWER	WATER	SEWER	WATER	SEWER
# of Accts Residential	12,095	11,836	12,090	11,830	12,090	11,830
#of Accts Commercial	445	228	454	231	454	231
Consumption-Residential	74,619,000	77,380,000	77,733,000	77,822,000	63,949,000	71,724,000
Consumption-Commercial	15,037,000	4,736,000	16,383,000	5,825,000	14,398,000	4,801,000
Average Residential Water Consumption	6,169		6,430		5,289	
Billed ($) Residential	$ 701,668	$ 615,802	$ 720,892	$ 617,919	$ 628,528	$ 589,253
Billed ($) Commercial	$ 121,373	$ 27,496	$ 131,858	$ 32,633	$ 120,581	$ 27,833
Total Billed ($)	$ 823,041	$ 643,298	$ 852,750	$ 650,551	$ 749,109	$ 617,087
Rainfall	1.37		3.67		2.15	

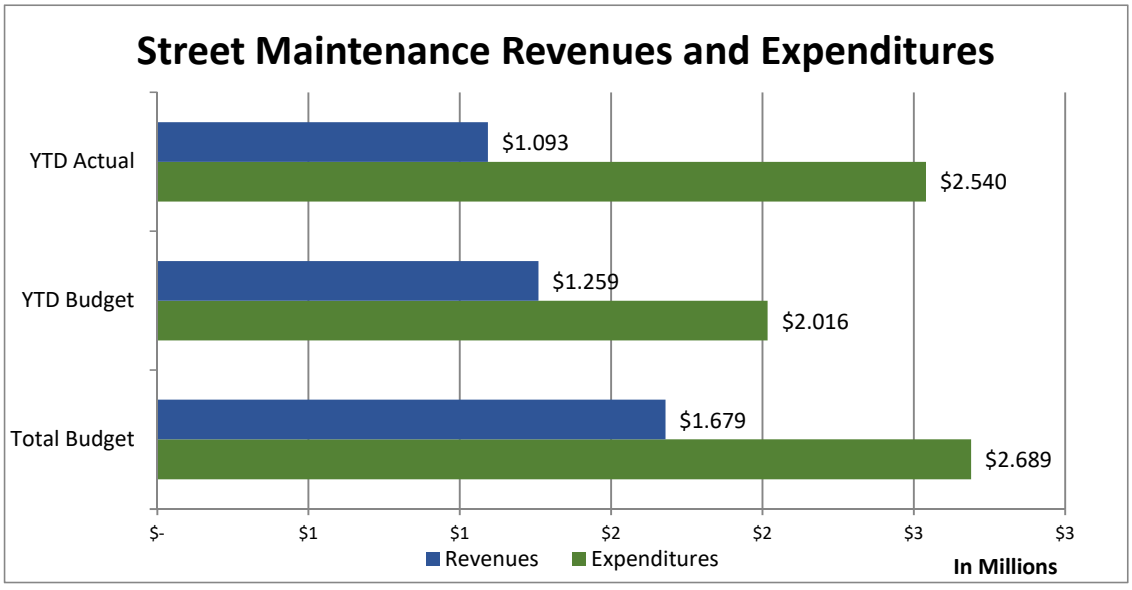
	Apr-23		May-23		Jun-23	
	WATER	SEWER	WATER	SEWER	WATER	SEWER
# of Accts Residential	12,097	11,846	12,118	11,866	12,143	11,893
#of Accts Commercial	457	234	459	235	462	236
Consumption-Residential	77,583,000	72,502,000	103,373,000	73,514,000	119,290,000	75,290,000
Consumption-Commercial	19,470,000	5,186,000	28,922,000	5,672,000	38,660,000	7,173,000
Average Residential Water Consumption	6,413		8,531		9,824	
Billed ($) Residential	$ 650,354	$ 592,894	$ 890,350	$ 597,450	$ 1,000,754	$ 605,863
Billed ($) Commercial	$ 150,491	$ 29,755	$ 209,598	$ 35,707	$ 268,893	$ 39,013
Total Billed ($)	$ 800,845	$ 622,649	$ 1,099,949	$ 633,157	$ 1,269,647	$ 644,876
Rainfall	0.92		0.86		1.9	

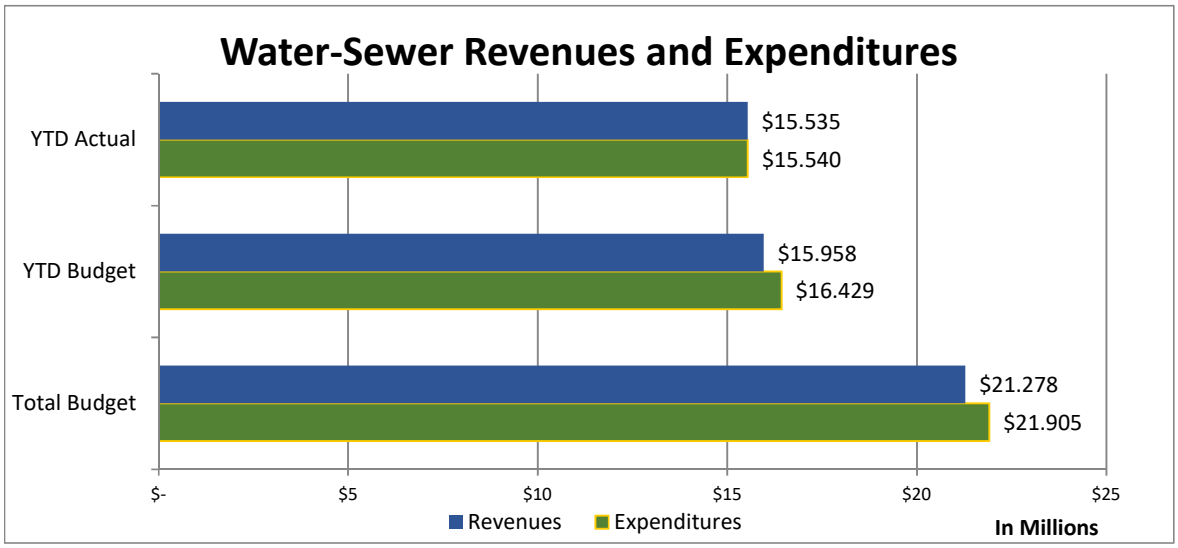

Town of Little Elm, Texas
Sales Tax Revenue by Month
1,600,000
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
0
Oct
Nov
Dec
Jan
Feb
Mar
Apr
May
June
July
Aug
Sept
FY 17/18
FY 18/19
FY 19/20
FY 20/21
FY 21/22
FY 22/23

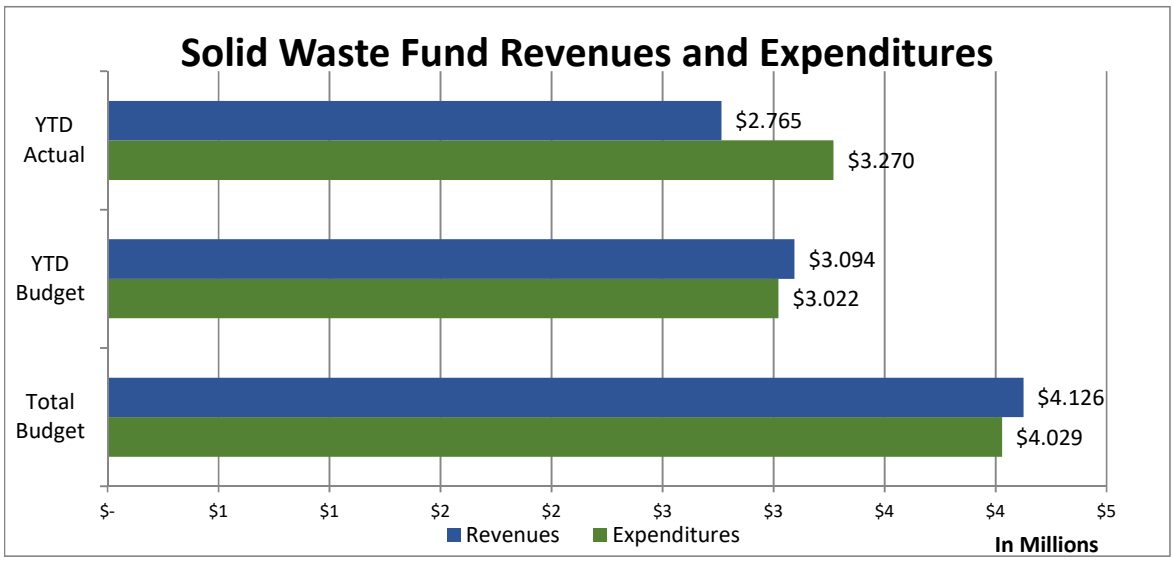

FY 2022-2023 Building Permit Revenues
YTD Actual
YTD Budget
Total Budget
$-
$500,000
$1,000,000
$1,500,000
$2,000,000
$2,500,000
$3,000,000

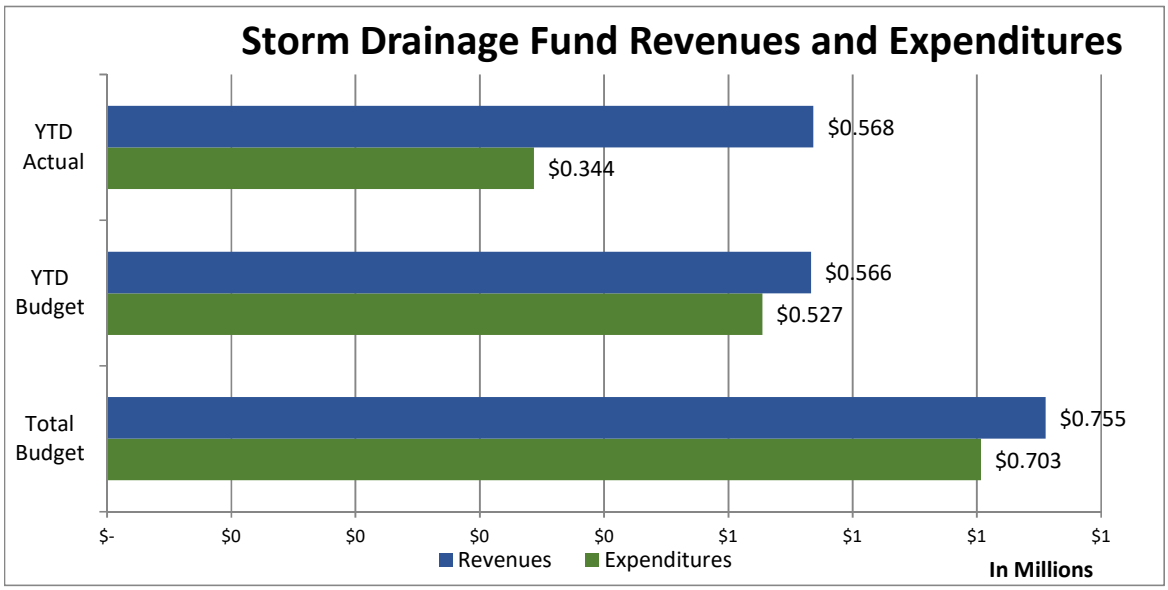

General Fund Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$45.799
$41.724
$35.519
$40.888
$47.359
$54.518
$- $10 $20 $30 $40 $50 $60
Revenues
Expenditures
In Millions


Park and Recreation Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$3.519
$3.766
$3.509
$3.764
$4.678
$5.019
$- $1 $2 $3 $4 $5 $6
Revenues
Expenditures
In Millions

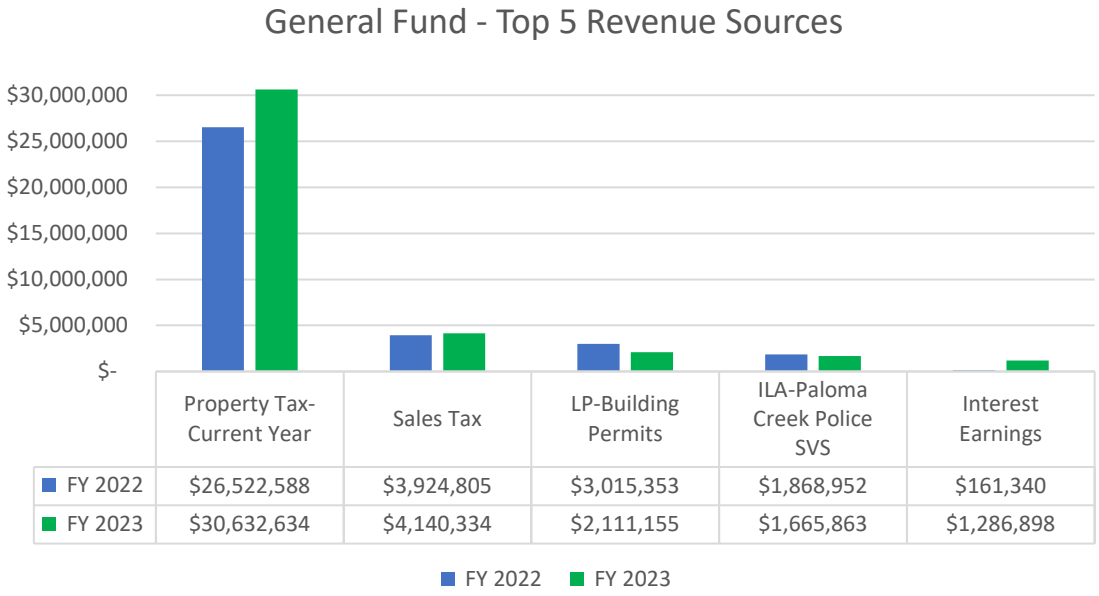

Street Maintenance Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$1.093
$2.540
$1.259
$2.016
$1.679
$2.689
$- $1 $1 $2 $2 $3 $3
Revenues
Expenditures
In Millions

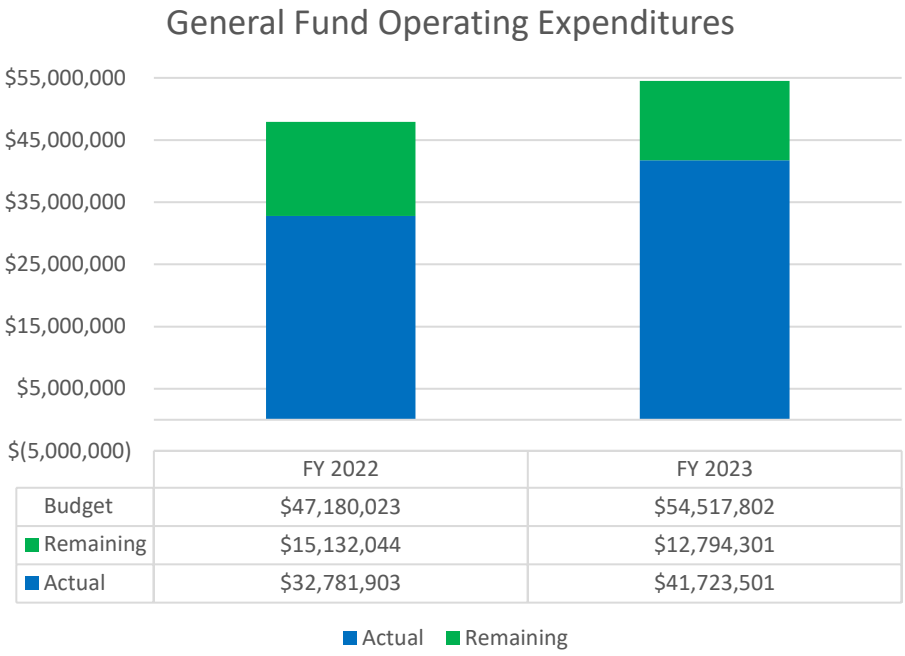

Water-Sewer Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$15.535
$15.540
$15.958
$16.429
$21.278
$21.905
$-
$5
$10
$15
$20
$25
Revenues
Expenditures
In Millions


Solid Waste Fund Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$2.765
$3.270
$3.094
$3.022
$4.126
$4.029
$-
$1
$1
$2
$2
$3
$3
$4
$4
$5
Revenues
Expenditures
In Millions


Storm Drainage Fund Revenues and Expenditures
YTD Actual
YTD Budget
Total Budget
$0.568
$0.344
$0.566
$0.527
$0.755
$0.703
$-
$0
$0
$0
$0
$1
$1
$1
$1
Revenues
Expenditures
In Millions

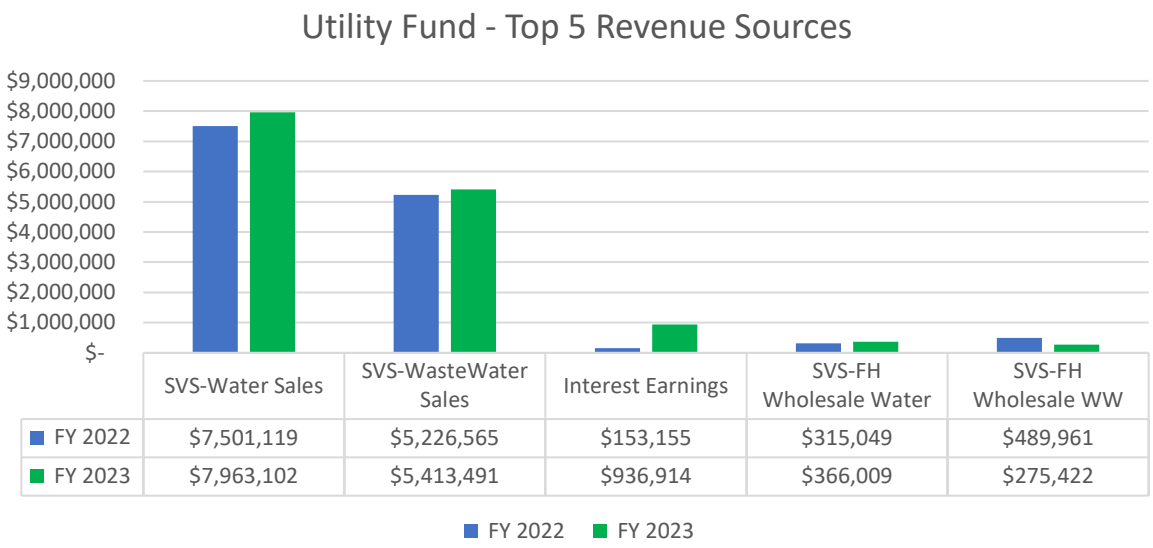
Q3 General Fund Revenue and Expenditure Summary



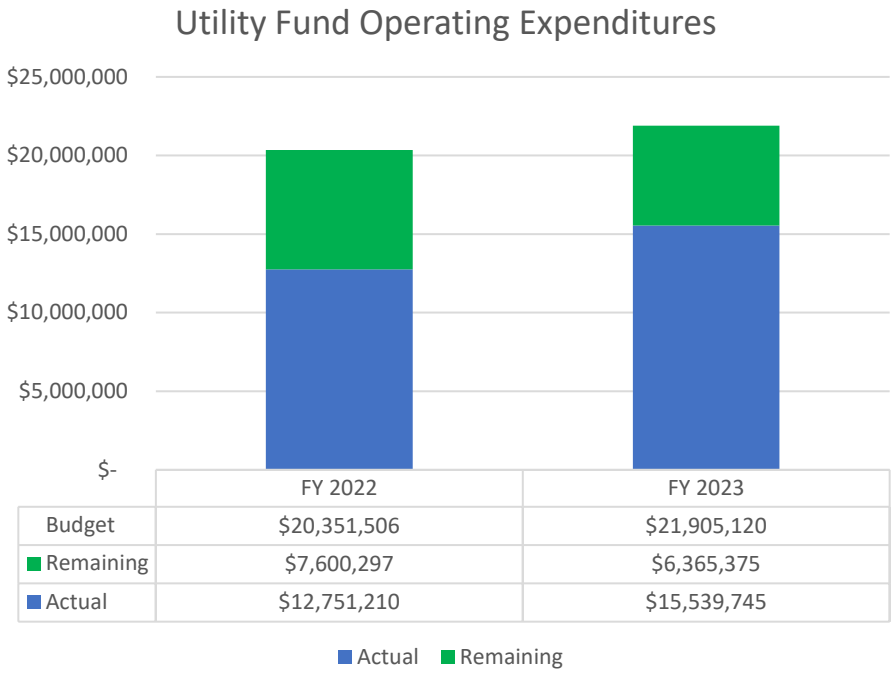


Category	Prior Year Budget	Prior Year Actual	Adopted	Amended	Actual	Remaining
General Government	$ 9,242,375	$ 6,716,514	$ 7,194,303	$ 11,351,043	$ 9,879,747	$ 1,471,296
Community Services	3,727,975	2,414,070	4,533,968	4,604,158	2,817,791	1,786,367
Public Safety	27,072,985	19,096,532	30,135,211	30,618,157	23,039,108	7,579,049
Culture and Recreation	3,659,954	2,403,603	3,936,959	3,912,136	2,900,083	1,012,053
Public Works	3,476,734	2,151,184	3,931,039	4,032,308	3,086,772	945,536
TOTAL	**$ 47,180,023**	**$ 32,781,903**	**$ 49,731,480**	**$ 54,517,802**	**$ 41,723,501**	**$ 12,794,301**

Q3 Utility Fund Revenue and Expenditure Summary



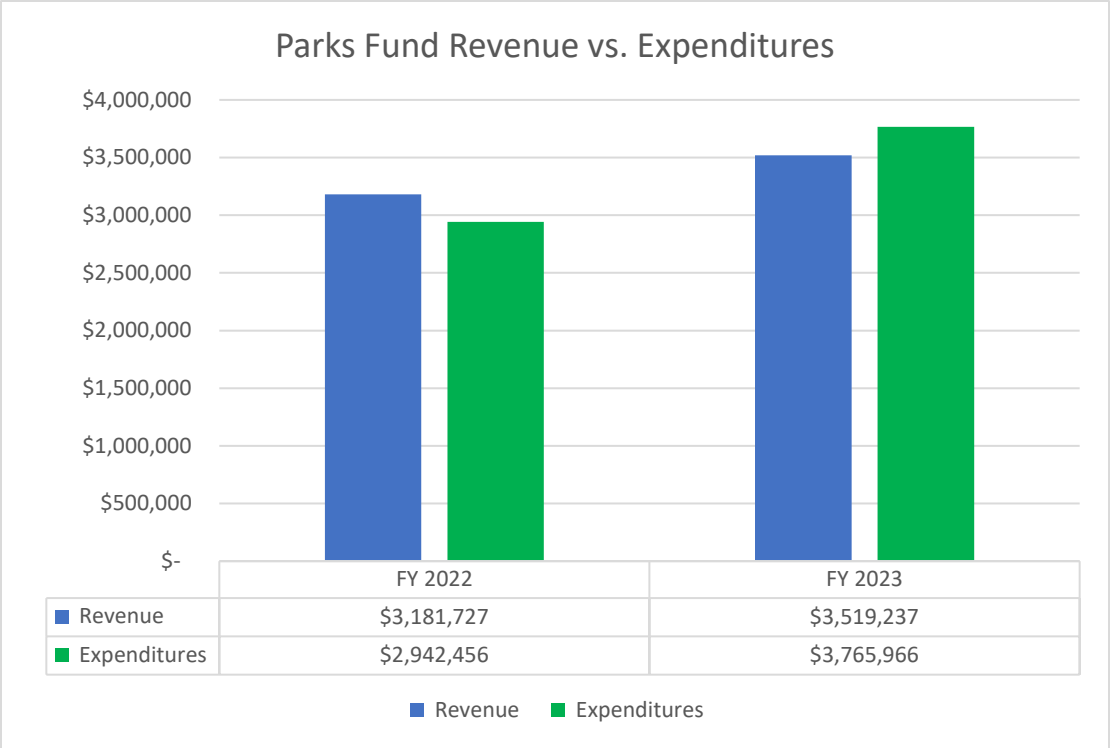
	SVS-Water Sales	SVS-WasteWater Sales	Interest Earnings	SVS-FH Wholesale Water	SVS-FH Wholesale WW
FY 2022	$7,501,119	$5,226,565	$153,155	$315,049	$489,961
FY 2023	$7,963,102	$5,413,491	$936,914	$366,009	$275,422



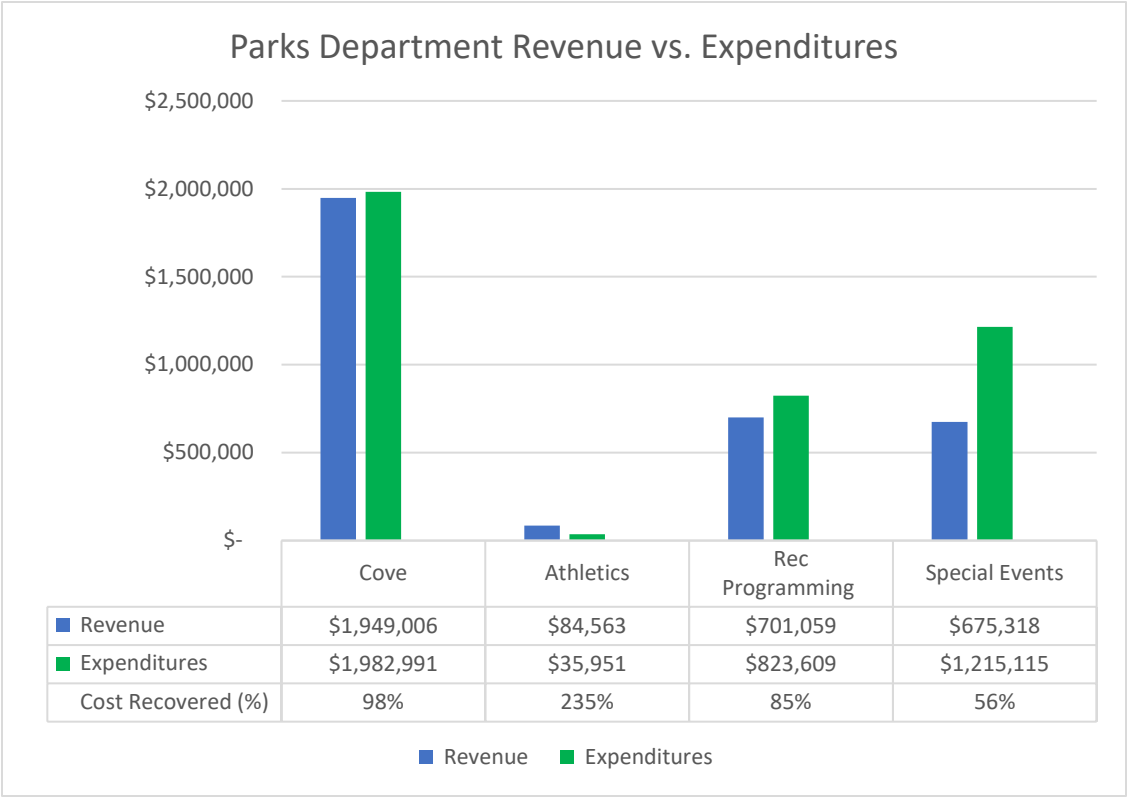
	FY 2022	FY 2023
Budget	$20,351,506	$21,905,120
Remaining	$7,600,297	$6,365,375
Actual	$12,751,210	$15,539,745

Category	Prior Year Budget	Prior Year Actual	Adopted	Amended	Actual	Remaining
Water	$ 9,576,520	$ 7,955,004	$ 10,405,152	$ 10,397,378	$ 9,209,734	$ 1,187,644
Wastewater Collection	989,804	628,779	1,033,514	1,079,250	705,111	374,139
Wastewater Treatment	2,704,783	2,032,511	2,906,507	2,926,507	2,436,843	489,664
Utility Admin	802,570	491,670	1,069,934	1,109,747	807,504	302,243
Utility I&S	4,326,140	691,660	4,291,370	4,291,370	637,285	3,654,085
Utility Billing	1,202,689	559,239	1,031,889	1,405,668	1,367,690	37,978
Utility CIP	749,000	392,346	654,000	695,200	375,577	319,623
TOTAL	**$ 20,351,506**	**$ 12,751,210**	**$ 21,392,366**	**$ 21,905,120**	**$ 15,539,745**	**$ 6,365,375**

FY 2023 Q3 Parks and Rec Fund Revenue and Expenditure Summary



	FY 2022	FY 2023
Revenue	$3,181,727	$3,519,237
Expenditures	$2,942,456	$3,765,966



	Cove	Athletics	Rec Programming	Special Events
Revenue	$1,949,006	$84,563	$701,059	$675,318
Expenditures	$1,982,991	$35,951	$823,609	$1,215,115
Cost Recovered (%)	98%	235%	85%	56%

Date:	08/15/2023
Agenda Item #:	5. X.
Department:	Community Services
Strategic Goal:	Ensure strong relationship within the community and region
Staff Contact:	Chad Hyde, Director of Community Services

AGENDA ITEM:

Consider Action to Approve a **Facility Use Agreement between the Town of Little Elm and the Little Elm Angels Foundation at Little Elm Park.**

DESCRIPTION:

The Facility Use Agreement between the Town of Little Elm and Little Elm Angels Foundation (Concessionaire) is to provide Diwali Festival at Little Elm Park to celebrate a cultural celebration for the community.

The Town hereby agrees to assign the concession at Little Elm Park on a non-exclusive basis and for the purpose herein expressed to the Concessionaire for the period September 30th, 2023 (set up) through October 1, 2023 (event date). During such period, the Concessionaire shall have the right to use the park and lake upon such hours as may be set by the Town from time to time after the presentation and approval of a proposed schedule by the Concessionaire. In consideration thereof, the Concessionaire agrees to pay the Town $5,547.68 to cover the hard cost of police, fire, medics, professional parking lot sweep, porters, parks facility team, and beach ambassadors expenses. The Concessionaire is responsible for any additional hard costs associated before the event, during the event, or after the event. The Town and the Concessionaire expressly understand and agree that this agreement is subject to all the terms, conditions, privileges, and obligations incorporated in the lease granted to the Town of Little Elm by the Secretary of the Army under Lease No. DACW 63-1-97-0617 and such terms are binding on the Concessionaire as if they were set forth herein.

BUDGET IMPACT:

The revenue and direct costs associated with this event are presented in the proposed Fiscal Year 2023-2024 budget.

RECOMMENDED ACTION:

Staff recommends approval.

Date:	08/15/2023
Agenda Item #:	6. A.
Department:	Finance
Strategic Goal:	Maintain operational integrity and viability
Staff Contact:	Kelly Wilson, Chief Financial Officer

AGENDA ITEM:

Hold a Public Hearing, Present and Discuss the **Proposed Budget for the Town of Little Elm for Fiscal Year 2023-2024.**

Open Public Hearing:
Receive Public Comments:
Close Public Hearing:

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 2nd and filed with the Town Secretary August 1st. A Notice of Budget Hearing was published in the Denton Record Chronicle on August 5, 2023, to notify the public of such Public Hearing.

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 2023-2024. Council will take formal action to adopt the budget at the September 5, 2023, Council meeting.

For the FY 2023-2024 Proposed Budget, please follow this link:
https://www.littleelm.org/1496/Proposed-2023-2024-Budget

BUDGET IMPACT:

Proposed FY 2023-2024 Town of Little Elm Budget

https://www.littleelm.org/1496/Proposed-2023-2024-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.

Attachments

Affidavit of Notice Published

Memo to TM Proposed Budget Changes FY23-24

Denton Record-Chronicle
DENTONRC.COM

AFFIDAVIT OF PUBLICATION

Denton Record-Chronicle
3555 Duchess Drive
(940) 387-7755

I, Bailee Liston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
5 Aug 2023

Notice ID: r95fk4uQ0VvaV8c78bMV
Notice Name: FY2023-2024 Proposed Budget Public Hearing

PUBLICATION FEE: $38.00

I declare under penalty of perjury that the foregoing is true and correct.

Bailee Liston

Agent

VERIFICATION

State of Florida
County of Charlotte

Signed or attested before me on this: 08/07/2023

Rachael Mary Schultz

Notary Public
Notarized online using audio-video communication

RACHAEL MARY SCHULTZ
Notary Public - State of Florida
Commission # HH135673
Expires on May 27, 2025

NOTICE OF PUBLIC HEARING OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS

The Town of Little Elm Town Council will conduct a public hearing on August 15, 2023 to hear public comments regarding the Town of Little Elm 2023-2024 Fiscal Year Budget. The public hearing will be at 6:00 p.m. at Town Hall at 100 W. Eldorado Parkway, Little Elm, Texas 75068.

This budget will raise more revenue from property taxes than last year by $5,777,068 or 15.26%, and of that amount $3,400,786 is tax revenue to be raised from new property added to the roll this year.

A copy of the proposed budget is available for public review in the administrative offices of the Town of Little Elm, or on the town website at www.littleelm.org. All interested parties are encouraged to attend.

drc 08/05/2023

MEMORANDUM

TO: MATTHEW MUELLER, TOWN MANAGER

FROM: KELLY WILSON, CHIEF FINANCIAL OFFICER

SUBJECT: CHANGES FROM PROPOSED FY 2023-2024 BUDGET

CC: MAYOR AND COUNCIL

The proposed budget was submitted to the Town Council on August 1, 2023. Following the submission of the proposed budget, Council and staff held a Budget Workshop session August 2, 2023. The Town Manager presented the budget message to Council. Our first public hearing on the proposed budget is scheduled for August 15, 2023 and second public hearing on September 5, 2023. The following items have been clarified and will be addressed in the final adopted budget.

- **FTEs** on page 19 of the budget message, we have added Two SROs for Denton ISD. The SROs will serve Cheek Middle School and Union Park Elementary School. Town has an interlocal agreement with Denton ISD to provide the SROs and offsetting reimbursement. The agreement will require a 25% share of the salary and benefits to the Town for one SRO at Union Park while the SROs at Cheek is 100% reimbursed by Denton ISD.

- **Special Events:** Diwali Festival revenue and direct costs that the Town will incur is presented in the proposed budget general fund in the amount of $5,547.68.

- **TIRZ #3**, Lakefront Tax Increment Reinvestment Zone
    - On-going operation expense for Marketing should read $117,580 instead of $142,580.

- **NTMWD** has updated their customer water rate for FY 2024 from $3.82 to $3.74 per 1,000 gallons. This will help offset the wholesale water costs.

- **Utility Fund Expenditures pie chart** on page 69 did not reflect the updated data for transfers, water purchase and debt service. Please see pie chart below that reflects the proposed budget.

FINANCE DEPARTMENT
QUARTERLY INVESTMENT REPORT