

**ESCONDIDO
PUBLIC IMPROVEMENT DISTRICT
CITY OF HORSESHOE BAY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 10/1/22 - 9/30/23)**

**AS APPROVED BY CITY COUNCIL ON:
SEPTEMBER 20, 2022**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**ESCONDIDO
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**ANNUAL SERVICE PLAN UPDATE
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I. INTRODUCTION

The Escondido Public Improvement District (the “PID”) was created pursuant to Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and a resolution of the City Council on October 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID.

On September 16, 2008, the City approved issuance of the Escondido Public Improvement District Special Assessment Revenue Bonds, Series 2008 (the “Series 2008 Bonds”) in the aggregate principal amount of \$5,475,000 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 City 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 September 15, 2020, the City approved issuance of the Escondido Public Improvement District Special Assessment Revenue Refunding Bonds, Series 2020 (the “Series 2020 Refunding Bonds”) in the aggregate principal amount of \$3,270,000 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.

The Service and Assessment Plan was amended and restated on September 15, 2020 (the “Amended and Restated Service and Assessment Plan”) to incorporate the Series 2020 Refunding Bonds described above. Pursuant to Chapter 372, Texas Local Government Code, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2022-23.

The City also adopted an assessment roll (the “Assessment Roll”) attached as Appendix D to the Amended and Restated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan also explains the update of the Assessment Roll for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City 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 City 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 Amended and Restated 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

Pursuant to the updated Service and Assessment Plan adopted on September 4, 2009 (the “Updated Service and Assessment Plan”), the initial total estimated costs of the Authorized Improvements, including bond issuance costs, were equal to \$6,461,010. According to the Amended and Restated Service and Assessment Plan, the actual costs of the Authorized Improvements, including bond issuance costs, were equal to \$6,561,013 representing an increase of \$100,003 from the initial total estimated costs.

According to the Limited Offering Memorandum, the construction of all authorized improvements to be financed by the PID was completed at the time the Series 2008 Bonds were issued.

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 2008 Bonds.

Table II-A-1
Sources and Uses of Funds
Authorized Improvements

Sources of Funds	Initial Estimated Budget ¹	Actual Amount ²	Variance
Bond par amount	\$5,475,000	\$5,475,000	\$0
Other funding sources	\$986,010	\$1,086,013	\$100,003
Total Sources	\$6,461,010	\$6,561,013	\$100,003
Uses of Funds			
Estimated PID Costs	\$5,495,382	\$5,595,385	\$100,003
Costs of issuance including underwriter's discount	\$346,072	\$346,072	\$0
Reserve fund	\$483,040	\$483,040	\$0
Prepayments of lots (two lots)	\$35,000	\$35,000	\$0
Prepayment reserve	\$101,516	\$101,516	\$0
Total Uses	\$6,461,010	\$6,561,013	\$100,003

1 - According to the Updated Service and Assessment Plan dated September 4, 2009.

2 - According to the Amended and Restated service and Assessment Plan dated September 15, 2020.

Authorized Improvements Cost Variances

As stated in Table II-A-1 above, there were significant variances of \$100,003 between the initial estimated budget and the actual amount spent. The net increase in actual costs was fully funded by the Developer.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements shown in Section II.A of this report, 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
2009 – 2028

Assessment Year Ending 10/01¹	Projected Annual Installment²
2009-2022	\$7,321,011
2023	\$338,263
2024	\$359,063
2025	\$356,013
2026	\$352,788
2027	\$354,388
2028	\$350,638

1 - Assessment Years ending 2009 through 2023 represent actual amounts billed and Assessment Years ending 2024 through 2028 represent projected amounts and will be updated in future Annual Service Plan Updates.

2 - Assessment Years ending 2009 through 2020 represent Annual Installments billed for the Series 2008 Bonds and Assessment Years ending 2021 through 2028 represent Annual Installments billed or projected to be billed for the Series 2020 Refunding Bonds.

C. ANNUAL BUDGET

The 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 Series 2008 Bonds, of which eleven (11) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the bonds commencing with the issuance of the Series 2020 Refunding Bonds. The effective interest rate on the Series 2020 Refunding Bonds for 2022-23 is 3.08 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 2020 Refunding Bonds (3.08 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 City in 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the 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 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 2020 Refunding Bonds from the collection of the Annual Installments. In addition, Annual Collection Costs 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 Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2022-23

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

**Table II-C-1
Budget for the Annual Installments
To be collected for 2022-23**

Descriptions	Series 2020 Refunding Bonds
Interest payment on April 1, 2023	\$43,769
Interest payment on October 1, 2023	\$43,769
Principal payment on October 1, 2023	\$220,000
<i>Subtotal debt service on bonds</i>	<i>\$307,538</i>
Annual administrative expenses	\$31,500
Excess interest for prepayment and delinquency reserves	\$14,225
<i>Subtotal Expenses</i>	<i>\$353,263</i>
Available Reserve Fund Income	\$0
Available Collection Costs Account	(\$15,000)
<i>Subtotal funds available</i>	<i>(\$15,000)</i>
Annual Installment to be Collected	\$338,263

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on April 1, 2023 in the amount of \$43,769 and on October 1, 2023 in the amount of \$43,769, which equal interest on the outstanding Assessments balance of \$2,845,000 for six months each and an effective interest rate of 3.08 percent. Annual Installments to be collected include a principal amount of \$220,000 due on October 1, 2023. As a result, total Annual Installments to be collected in 2022-23 for principal and interest is estimated to be equal to \$307,538.

Annual Administrative Expenses

Annual Collection Costs include the City, PID Administrator, Trustee, and contingency fees. As shown in Table II-C-2 below, the total PID annual collection costs to be collected for 2022-23 are estimated to be \$31,500.

Table II-C-2
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (10/1/22-9/30/23)
City	\$6,000
PID Administrator	\$19,100
Trustee	\$3,500
Contingency	\$2,900
Total	\$31,500

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$14,225, which equals 0.5 percent interest on the outstanding Assessments balance of \$2,845,000.

Available Reserve Fund Income

As of July 31, 2022, the balance in the Reserve Fund was \$78,542, which includes the Bond Reserve Requirement of \$78,359. As a result, there are not sufficient funds anticipated to be available to reduce the 2022-23 Annual Installment.

Available Administrative Expense Account

As of July 31, 2022, the balance in the Administrative Expense Account is \$144,386. The excess funds are planned to be credited equally throughout the remainder of the term of the Series 2020 Refunding Bonds. As a result, approximately \$15,000 is available as a credit to reduce the 2022-23 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Series 2020 Refunding Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Annual Collection Costs of the PID.

According to the Amended and Restated Service and Assessment Plan, 362 residential units, commercial and golf course tracts were estimated to be built within the PID, representing a total of 354.37 Equivalent Units. Parcel 57430 was originally identified as Lot Type 1 (Lake Lot) and has since been determined to be Lot Type 2 (Golf Lot) per the lot characteristics and documentation provided by the current Parcel owner. As a result of this lot reclassification, the total outstanding Equivalent Units is recalculated as 353.39 Equivalent Units ($354.37 - 1.98 + 1.00 = 353.39$). Accordingly, the principal, interest, and excess interest for prepayment and delinquency reserves portion of the Annual Installment to be collected from each Equivalent Unit is equal to \$910.51 (i.e. $(\$307,538 + \$14,225) \div 353.39 = \$910.51$) and the Annual Administrative Expenses to be collected from each Equivalent Unit is equal to \$46.69 (i.e., $(\$31,500 - \$15,000) \div 353.39 = \$46.69$). The total Annual Installment to be collected from each Equivalent Unit is equal to \$957.20 (i.e. $\$907.71 + \$46.69 = \$957.20$). The Annual Installment to be collected from each parcel is calculated by multiplying the Annual installment for each Equivalent Unit of \$957.20 by the total estimated Equivalent Units for each Parcel.

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

Table II-D-1
Annual Installment per Unit

Lot Type	Total Estimated Units/Acreage ¹	EU Per Unit	Total EU	Annual Debt Service (P&I) Per EU	Annual Collection Costs Per EU	Annual Installment Per EU	Annual Installment Per Unit	Total Annual Installment
Lot Type 1 (Lake Lot) ²	33	1.98	65.34	\$910.51	\$46.69	\$957.20	\$1,895.27	\$62,543.75
Lot Type 2 (Golf Lot) ²	137	1.00	137.00	\$910.51	\$46.69	\$957.20	\$957.20	\$131,137.03
Lot Type 3 (Non-Golf Lot)	29	0.93	26.97	\$910.51	\$46.69	\$957.20	\$890.20	\$25,815.81
Lot Type 4 (Creek Lot)	10	0.81	8.10	\$910.51	\$46.69	\$957.20	\$775.34	\$7,753.36
Lot Type 5 (Casita)	70	0.76	53.20	\$910.51	\$46.69	\$957.20	\$727.48	\$50,923.28
Lot Type 6 (Villa Lot)	63	0.58	36.54	\$910.51	\$46.69	\$957.20	\$555.18	\$34,976.25
Lot Type 9 (Los Puertas Lot)	20	0.50	10.00	\$910.51	\$46.69	\$957.20	\$478.60	\$9,572.05
Subtotal Residential	362		337.15					\$322,721.52
Lot Type 7 (Commercial Lot)	7	0.84	6.23	\$910.51	\$46.69	\$957.20	\$804.05	\$5,966.06
Lot Type 8 (Golf Course)	200	0.05	10.00	\$910.51	\$46.69	\$957.20	\$47.86	\$9,574.92
Subtotal	207		16.24					\$15,540.98
Total			353.39					\$338,262.50

1 - Excludes two (2) Golf Lots that were prepaid prior to the refunding of the Series 2008 Bonds.

2 – Total Estimated Units for Lot Type 1 (Lake Lot) and Lot Type 2 (Golf Lot) and corresponding Equivalent Units have been updated to reflect the lot type reclassification of Parcel 57430 as detailed in Section IV.A.

E. BOND REDEMPTION RELATED UPDATES

The Series 2020 Refunding Bonds were issued in September 2020 to refinance the Series 2008 Bonds. Pursuant to Section 1(A)(i) of the Pricing Certificate, the City reserves the right and option to redeem the Series 2020 Refunding Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **October 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices at the redemption prices and dates shown in the Trust Indenture.

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III. UPDATE OF THE ASSESSMENT PLAN

The Amended and Restated Service and Assessment Plan provided for the “Assessed Property” to be classified into one of nine categories for purpose of allocating the Assessments, as follows:

- (i) Lot Type 1 (Lake Lot),
- (ii) Lot Type 2 (Golf Lot),
- (iii) Lot Type 3 (Non-Golf Lot),
- (iv) Lot Type 4 (Creek Lot),
- (v) Lot Type 5 (Casita),
- (vi) Lot Type 6 (Villa Lot),
- (vii) Lot Type 7 (Commercial Lot),
- (viii) Lot Type 8 (Golf Course)
- (ix) Lot Type 9 (Los Puertas Lot)

As described in the Amended and Restated Service and Assessment Plan,

- Lot Type 1 consists of single family dwelling units referred to as Lake Lots and being generally lots with a minimum size of ½ (one-half) acres and frontage on navigable water.
- Lot Type 2 consists of single family dwelling units referred to as Golf Lots and being generally lots for single family dwelling unit with a minimum size of ½ (one-half) acres and frontage on the golf course.
- Lot Type 3 consists of single family dwelling units referred to as non-Golf Lots and being generally lots for single family dwelling unit with a minimum size of ½ (one-half) acres with no golf course frontage.
- Lot Type 4 consists of single family dwelling units referred to as Creek Lots and being generally lots for single family dwelling unit with a minimum size of ½ (one-half) acres and frontage on non-navigable water/creek.
- Lot Type 5 consists of single family dwelling units referred to as Casita Lots and being generally lots for single family dwelling unit with a maximum size of ¼ (one-quarter) acres and have no building setback lines established by the City.
- Lot Type 6 consists of single family dwelling units referred to as Villa Lots and being generally lots for single family dwelling unit with an average size of ¼ (one-quarter) acres and have building setback lines as established and required by the City.
- Lot Type 7 and Lot Type 8 represent lots intended for commercial development and golf course tract, respectively.

- Lot Type 9 consists of single family dwelling units referred to as Los Puertas Lots and being generally lots for single family dwelling unit with a minimum size of ¼ (one-quarter) acres and frontage on the golf course.

The Amended and Restated Service and Assessment Plan identified Equivalent Units for each lot in each Lot Type as follows:

Lot Type 1 (Lake Lot)	1.98 per dwelling unit
Lot Type 2 (Golf Lot)	1.00 per dwelling unit
Lot Type 3 (Non-Golf Lot)	0.93 per dwelling unit
Lot Type 4 (Creek Lot)	0.81 per dwelling unit
Lot Type 5 (Casita Lot)	0.76 per dwelling unit
Lot Type 6 (Villa Lot)	0.58 per dwelling unit
Lot Type 7 (Commercial Lot)	0.84 per acre
Lot Type 8 (Golf Course)	0.05 per acre
Lot Type 9 (Los Puertas Lot)	0.50 per dwelling unit

The Equivalent Unit values are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the average estimated value and the relative size of the average unit in each class. According to the developer, a new Lot Class has been created by subdividing some of Lot Type 2 (Golf Lots) into two new lots. These newly created lots, referred to as Los Puertas Lots, have the same features as Lot Type 2 (Golf Lots) except for the size of each of these newly created lots is smaller. According to the Developer, 20 Los Puertas Lots were created from 10 standard Golf Lots, each newly created lot having approximately one-half of the size of the standard Golf Lot and are expected to have an average value of approximately one-half of the value of each standard Golf Lots. As a result, a new Lot Type 9 (Los Puertas Lot) is created and included in this service plan update. The Equivalent Unit of each of the newly created Los Puertas Lot is also calculated to equal one-half of the Equivalent Units assigned to the standard Golf Lots (i.e. 0.5 per Lot).

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Amended and Restated Service and Assessment Plan, as amended or updated from time to time.

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IV. UPDATE OF THE ASSESSMENT ROLL

The Assessment Roll is to be updated each year to reflect:

- (i) The identification of each Assessed Parcel in the PID (including, if available, the tax Parcel identification number for such Parcel),
- (ii) the Assessments, including any adjustments as provided for in the Service and Assessment Plan or in the Act;
- (iii) the Annual Installment for the relevant year (if such Assessment is payable) for each Parcel;
- (iv) prepayments of the Assessments as provided for in this Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

The 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 in the PID. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Amended and Restated 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 Equivalent Units allocated to each newly subdivided Parcel
- D = the sum of the Equivalent Units for all of the new subdivided Parcels

The calculation of the Equivalent Units as to a Parcel shall be performed by the Administrator and confirmed by the City 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. Lot type shall be determined by the description that is most similar to the lots being classified.

Parcel 57430 was originally classified as Lot Type 1 (Lake Lot) by the Developer and has since been determined to correspond within the definition of Lot Type 2 (Golf Lot) based on the Lot details and supporting documents provided by the current Parcel owner. As result, the 1.98 Equivalent Unit originally assigned to the Parcel as a Lot Type 1 is being updated to 1.00 Equivalent Unit applicable to Lot Type 2, resulting in a net reduction of 0.98 Equivalent Units for the Parcel (i.e., $1.98 - 1.00 = 0.98$). In addition, the Annual Installments paid by the current Parcel

owner for Assessment years 2018-19 through 2021-22 were calculated using the original Lot Type 1 classification and as such were overpaid by an aggregate amount of \$5,480.66 as shown in Table IV-A-1 below. As a result, such overpayment in the total amount of \$5,480.66 is required to be refunded to the current Parcel owner and is hereby authorized to be refunded from the prior year Annual Installments collected and currently held by the Trustee in the Horseshoe Bay Pledged Revenue Fund (A/C No. 1001018082).

Table IV-A-1
Summary of Actual and Adjusted Annual Installments billed

Assessment Year	Actual Annual Installment Amount Billed and Paid	Adjusted Annual Installment Amount Applicable	Overpayment of Annual Installments to be Refunded
2018-19	\$4,618.26	\$3,099.50	\$1,518.76
2019-20	\$4,618.26	\$3,099.50	\$1,518.76
2020-21	\$4,619.49	\$3,100.33	\$1,519.16
2021-22	\$2,809.68	\$1,885.69	\$923.99
Total	\$16,665.69	\$11,185.03	\$5,480.66

Consolidated Parcels

According to the Llano Central Appraisal District, Parcels 55735, 75391, and 55736 (all Lot Type 4 Lots) were consolidated and replatted as Parcel 55736. Parcels 55735 and 75391 were previously listed as split ownership lots.

According to the Llano Central Appraisal District, Parcels 55739 and 55740 (both Lot Type 4 Lots) were consolidated and replatted as Parcel 55739.

According to the Llano Central Appraisal District, Parcels 57441 and 57442 (both Lot Type 2 Lots) were consolidated and replatted as Parcel 57441.

According to the Llano Central Appraisal District, Parcels 57448 (Lot Type 2) and 57449 (Lot Type 3) were consolidated and replatted as Parcel 57448.

According to the Llano Central Appraisal District, Parcels 57450 and 57451 (both Lot Type 2 Lots) were consolidated and replatted as Parcel 57450.

According to the Llano Central Appraisal District, Parcels 75504 and 72691 (both Lot Type 5 Lots) were consolidated and replatted as Parcel 72691. Parcels 75504 and 72691 were previously listed as split ownership lots.

The Assessment for the consolidated Parcel shall be the sum of the Assessment on each Parcel prior to the consolidation, with each calculated separately. The consolidated Assessment for the seven (7) consolidated Parcels is shown in Table IV-A-2 below.

Table IV-A-2
Annual Installment Before and After Consolidation

Prior to Consolidation				After Consolidation			
Original Parcels	EUs	Outstanding Assessment	Annual Installment	Consolidated Parcel	EU's	Outstanding Assessment ¹	Annual Installment ¹
55735	0.41	\$3,260.53	\$387.67	55736	1.62	\$13,042.12	\$1,550.67
75391	0.41	\$3,260.53	\$387.67				
55736	0.81	\$6,521.06	\$775.34				
55740	0.81	\$6,521.06	\$775.34	55739	1.62	\$13,042.12	\$1,550.67
55739	0.81	\$6,521.06	\$775.34				
57442	1.00	\$8,050.69	\$957.20	57441	2.00	\$16,101.38	\$1,914.41
57441	1.00	\$8,050.69	\$957.20				
57449	0.93	\$7,487.14	\$890.20	57448	1.93	\$15,537.83	\$1,847.40
57448	1.00	\$8,050.69	\$957.20				
57451	1.00	\$8,050.69	\$957.20	57450	2.00	\$16,101.38	\$1,914.41
57450	1.00	\$8,050.69	\$957.20				
75504	0.38	\$3,059.26	\$363.74	72691	0.76	\$6,118.53	\$727.48
72691	0.38	\$3,059.26	\$363.74				
57430	1.00	\$8,050.69	\$957.20	57430	2.00	\$16,101.38	\$1,914.41
57431	1.00	\$8,050.69	\$957.20				
Total	11.93	\$96,044.75	\$11,419.45	Total	11.93	\$96,044.75	\$11,419.45

1 – The total Estimated Units for Parcel 57430 has been updated to reflect the lot type reclassification of Parcel 57430 as detailed in Section IV.A.

As shown in Table IV-A-1 above, the Annual Installment due from each Lot Type 4 is \$775.34. As a result, the total Annual Installment due from Parcel 55736 after the consolidation is \$1,550.68 (i.e., $(\$387.67 + \$387.67 = \$775.34) + \$775.34 = \$1,550.68$).

As shown in Table IV-A-1 above, the Annual Installment due from each Lot Type 4 is \$775.34. As a result, the total Annual Installment due from Parcel 55739 after the consolidation is \$1,550.68 (i.e., $\$775.34 + \$775.34 = \$1,550.68$).

As shown in Table IV-A-1 above, the Annual Installment due from each Lot Type 2 is \$957.20. As a result, the total Annual Installment due from Parcel 57441 after the consolidation is \$1,914.40 (i.e., $\$957.20 + \$957.20 = \$1,914.40$).

As shown in Table IV-A-1 above, the Annual Installment due from each Lot Type 2 and Lot Type 3 is \$957.20 and \$890.20, respectively. As a result, the total Annual Installment due from Parcel 57448 after the consolidation is \$1,847.40 (i.e., $\$957.20 + \$890.20 = \$1,847.40$).

As shown in Table IV-A-1 on the previous page, the Annual Installment due from each Lot Type 2 is \$957.20. As a result, the total Annual Installment due from Parcel 57450 after the consolidation is \$1,914.40 (i.e., $\$957.20 + \$957.20 = \$1,914.40$).

As shown in Table IV-A-1 on the previous page, the Annual Installment due from each Lot Type 5 is \$727.48. As a result, the total Annual Installment due from Parcel 72691 after the consolidation is \$727.48 (i.e., $\$363.74 + \$363.74 = \$727.48$).

As shown in Table IV-A-1 on the previous page, the Annual Installment due from each Lot Type 2 is \$957.20. As a result, the total Annual Installment due from Parcel 57430 after the consolidation is \$1,914.41 (i.e., $\$957.20 + \$957.20 = \$1,914.40$).

The list of current Parcels within the PID, the anticipated land use, the estimated number of units by lot type to be developed on the current residential Parcels, the corresponding total Assessments and current Annual Installment are shown in the Assessment Roll summary attached hereto as Appendix D.

B. PREPAYMENT OF ASSESSMENTS

As of July 31, 2022, there were no additional prepayments of Assessments except the two prepayments at the time of the Series 2008 Bond issuance.

Refer to Appendix B for a full list of prepaid Parcels.

Refer to Appendix C for the 2022 appraised values of the Parcels within the PID.

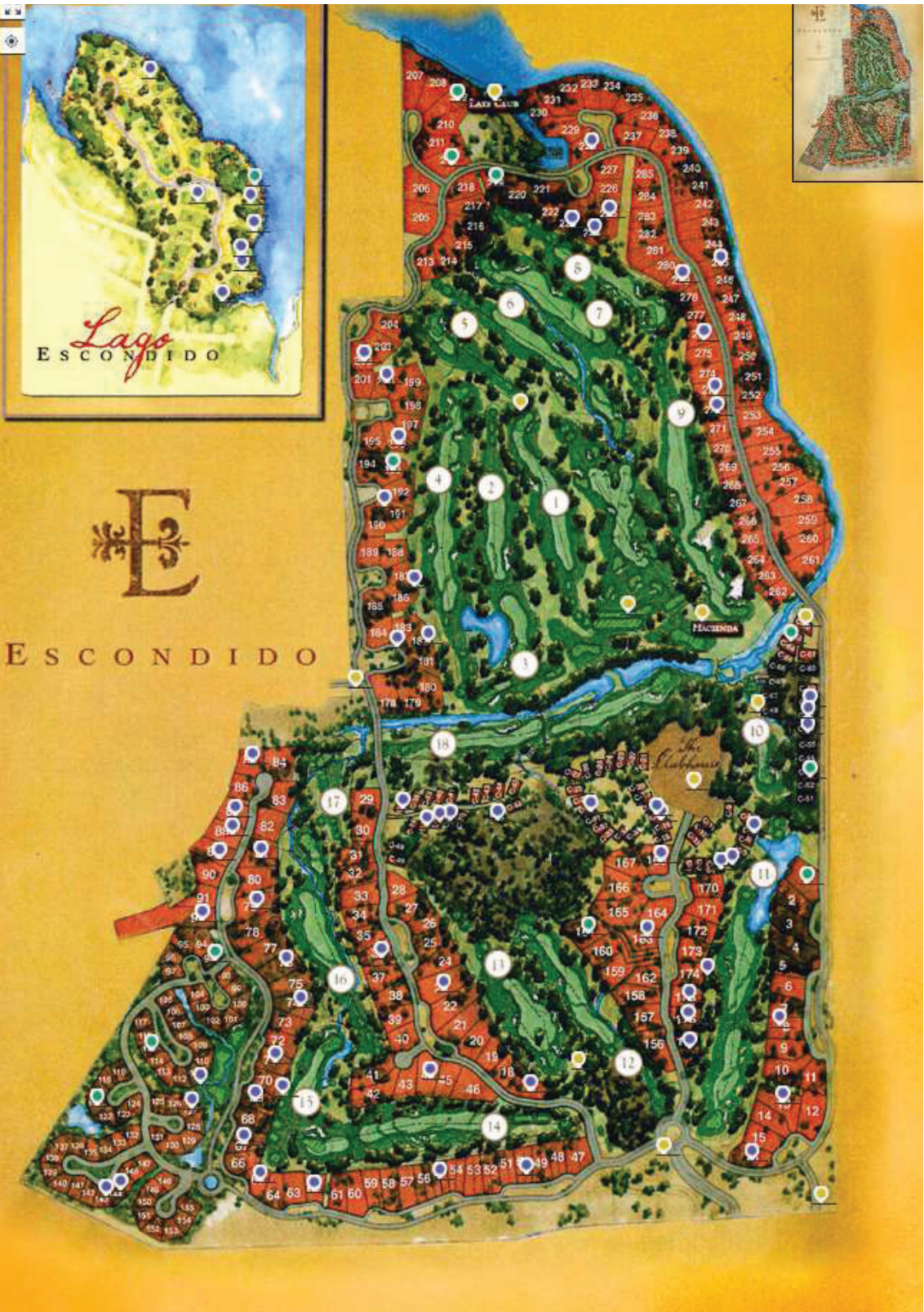
The complete Assessment Roll is also available at the City of Horseshoe Bay, #1 Community Dr., Horseshoe Bay, Texas, 78657.

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APPENDIX A
PID MAP



E
ESCONDIDO



APPENDIX B
PREPAID PARCELS

APPENDIX B
PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
55734	9/16/2011	\$15,359.37	Full
56292	9/16/2011	\$15,359.37	Full
Total		\$30,718.74	

APPENDIX C
ASSESSED VALUE

Appendix C
Escondido Public Improvement District
2022 Assessed Value

Property ID	Lot #	2022 Assessed Value¹
55651	1	\$1,530,420
55652	2	\$169,260
55653	3	\$1,656,640
55654	4-A	\$1,182,040
55655	5-A	\$108,500
55656	6-A	\$2,288,470
55657	7-A	\$108,500
55658	8-A	\$115,010
55659	9-A	\$108,500
55660	10-A	\$1,306,690
55661	11-A	\$70,530
55662	12-A	\$70,530
55663	13-A	\$115,010
55664	14-A	\$115,010
55665	15-A	\$75,000
55666	16-A	\$100,000
55667	17	\$79,750
55668	18	\$1,557,400
55670	20-A	\$2,687,330
55672	22	\$130,200
55673	23	\$151,900
55674	24	\$2,054,710
55675	25	\$1,633,990
55676	26	\$2,173,290
55677	27	\$108,500
55678	28	\$108,500
55679	29	\$141,050
55680	30	\$117,180
55681	31	\$130,200
55682	32	\$119,350
55684	34-B	\$1,619,390
55686	36	\$119,350
55687	37	\$151,900
55688	38	\$99,800
55689	39	\$141,050
55690	40	\$1,655,508
55691	41	\$151,900
55693	43-A	\$1,947,640

Property ID	Lot #	2022 Assessed Value¹
55694	44	\$113,930
55695	45	\$1,682,200
55696	46	\$113,930
55697	47-B	\$925,120
55698	48-B	\$49,910
55699	49-B	\$49,910
55700	50-B	\$25,900
55701	51-B	\$77,040
55702	52-B	\$50,620
55703	53-B	\$34,700
55704	54-B	\$34,700
55705	55-B	\$34,700
55706	56-B	\$887,710
55707	57-A	\$48,870
55708	58-A	\$108,500
55709	59-A	\$108,500
55710	60-A	\$108,500
55711	61-A	\$113,930
55712	62-A	\$95,000
55713	63-A	\$124,780
55714	64-A	\$120,440
55715	65	\$116,100
55716	66	\$111,760
55717	67	\$121,520
55718	68	\$131,290
55719	69	\$141,050
55720	70	\$157,330
55721	71	\$168,180
55722	72-A	\$2,693,290
55724	74-A	\$130,200
55725	75-A	\$135,630
55726	76-A	\$141,050
55727	77-A	\$1,785,420
55728	78-A	\$1,601,890
55729	79-A	\$167,090
55730	80-A	\$1,931,390
55731	81-A	\$208,860
55732	82-A	\$1,616,110
55733	83-A	\$155,160
55734	84	\$2,558,810
55736	86-B	\$1,649,570
55737	87	\$148,650

Property ID	Lot #	2022 Assessed Value¹
55738	88	\$173,600
55739	89	\$1,395,380
55741	91	\$101,720
55742	92	\$111,760
55752	156	\$199,450
55753	157	\$1,749,510
55754	158	\$213,470
55755	159-A	\$1,979,150
55756	160	\$1,999,130
55757	161	\$1,974,490
55759	163	\$113,630
55760	164	\$140,160
55761	165	\$179,690
55762	166	\$1,716,680
55763	4.06	\$1,656,480
55764	168	\$1,289,070
55766	170	\$1,468,820
55767	171	\$1,829,290
55768	172	\$2,336,530
55769	173	\$1,674,760
55770	174	\$179,690
55771	175	\$147,830
55772	176	\$222,380
55773	177	\$239,200
55774	93-A	\$1,299,910
55775	94-A	\$1,298,160
55776	95-A	\$71,440
55777	96-A	\$1,694,360
55778	97-A	\$71,440
55779	98-A	\$55,720
55780	99-A	\$39,100
55781	100-A	\$66,210
55782	101-A	\$49,220
55783	102-A	\$66,210
55784	103-A	\$61,170
55785	104-A	\$60,240
55786	105-A	\$56,920
55787	106-A	\$54,450
55788	107-A	\$56,920
55789	108-A	\$61,090
55790	109-A	\$59,250
55791	110-A	\$1,443,170

Property ID	Lot #	2022 Assessed Value¹
55792	111-A	\$51,470
55793	112-A	\$51,470
55794	113-A	\$50,000
55795	114-A	\$59,250
55796	115-A	\$1,228,800
55797	116-A	\$1,170,790
55798	117-A	\$55,720
55799	118-A	\$1,226,190
55800	119-A	\$57,320
55801	120-A	\$51,470
55802	121-A	\$1,563,070
55803	122-A	\$54,360
55804	123-A	\$54,450
55805	124-A	\$56,920
55806	125-A	\$58,180
55807	126-A	\$54,450
55808	127-A	\$52,180
55809	128-A	\$52,480
55810	129-A	\$52,480
55811	130-A	\$60,240
55812	131-A	\$57,200
55813	132-A	\$58,180
55814	133-A	\$50,090
55815	134-A	\$61,170
55816	135-A	\$62,960
55817	136-A	\$62,960
55818	137-A	\$1,221,050
55819	138-A	\$57,150
55820	139-A	\$61,330
55821	140-A	\$58,550
55822	141-A	\$64,340
55823	142-A	\$73,240
55824	143-A	\$58,550
55825	144-A	\$60,240
55826	145-A	\$61,170
55827	146-A	\$61,170
55828	147-A	\$58,180
55829	148-A	\$56,920
55830	149-A	\$55,720
55831	150-A	\$63,690
55832	151-A	\$62,730
55833	152-A	\$46,000

Property ID	Lot #	2022 Assessed Value¹
55834	153-A	\$23,070
55835	154-A	\$62,170
55836	155-A	\$60,240
56251	178	\$281,020
56252	179A	\$389,120
56254	181	\$184,450
56255	182	\$119,350
56256	183	\$75,950
56257	184	\$83,550
56258	185	\$92,230
56259	186	\$2,294,440
56260	187	\$1,395,770
56261	188	\$2,136,840
56262	189	\$92,230
56263	190	\$92,230
56264	191	\$119,350
56265	192	\$113,930
56266	193	\$1,603,590
56267	194	\$108,500
56268	195	\$108,500
56269	196	\$162,750
56270	197	\$222,430
56271	198	\$173,600
56272	199	\$141,050
56273	200	\$108,500
56274	201	\$108,500
56275	202	\$113,930
56276	203	\$89,410
56277	204	\$1,825,600
56278	205A	\$1,659,000
56279	206	\$95,000
56280	207	\$631,820
56281	208	\$3,633,586
56282	209	\$5,080,200
56283	210	\$2,617,680
56284	211	\$190,000
56285	212	\$1,118,690
56286	213	\$1,534,190
56287	214	\$94,940
56288	215	\$1,588,370
56289	216A	\$2,089,710
56291	218	\$1,714,340

Property ID	Lot #	2022 Assessed Value¹
56292	219	\$1,453,140
56293	220	\$1,942,910
56294	221	\$1,995,770
56295	222	\$189,880
56296	223	\$189,880
56297	224	\$117,720
56298	225	\$130,200
56299	226	\$95,000
56300	227	\$95,000
56301	228	\$591,890
56302	229	\$354,780
56303	230	\$785,400
56304	231-A	\$5,568,260
56306	233-A	\$3,585,770
56308	236A	\$4,052,120
56310	237B	\$536,380
56312	239-B	\$2,561,250
56313	240 & 240-A	\$3,053,620
56314	241 & 241-A	\$355,750
56315	242-B	\$341,530
56316	243 & 243-A	\$221,910
56317	244 & 244-A	\$165,530
56321	C-1	\$75,000
56322	C-2	\$75,000
56323	C-3	\$90,000
56324	C-4	\$135,000
56325	C-5	\$183,750
56326	C-6A	\$1,743,160
56327	C-7	\$93,750
56329	C-9	\$105,000
56330	C-10	\$105,000
56331	C-11	\$37,500
57703	C-12A	\$989,480
57413	245	\$339,660
57414	246	\$326,080
57415	247	\$310,040
57416	248	\$299,700
57417	249	\$305,120
57418	250	\$295,010
57419	251	\$293,050
57420	252	\$245,530
57421	253	\$178,410

Property ID	Lot #	2022 Assessed Value¹
57422	254	\$1,929,890
57423	255	\$147,640
57424	256	\$145,000
57425	257	\$145,920
57426	258	\$208,640
57427	259	\$73,990
57428	260	\$92,470
57429	261	\$124,610
57430	262-B	\$124,780
57432	264	\$113,930
57433	265	\$110,670
57434	266	\$108,500
57435	267	\$108,500
57436	268	\$108,500
57437	269	\$108,500
57438	270	\$108,500
57439	271	\$58,170
57440	272	\$108,500
57441	273	\$173,600
57443	275	\$85,540
57444	276	\$770,310
57445	277	\$151,900
57446	278	\$151,900
57447	279	\$133,460
57448	280	\$260,400
57450	282	\$1,734,230
57452	284	\$95,000
57453	285	\$118,750
57457	C-37	\$112,500
57458	C-38	\$109,800
57459	C-39	\$109,800
57460	C-40	\$2,070,950
57461	C-41	\$1,549,460
57462	C-42	\$275,250
57463	C-43	\$223,500
57464	C-44	\$1,404,900
57465	C-45	\$198,750
57466	C-46	\$67,500
57467	C-47	\$67,500
57468	C-48	\$75,000
57469	C-49	\$1,178,510
57471	C-15	\$41,250

Property ID	Lot #	2022 Assessed Value¹
57472	C-16	\$45,000
57473	C-17	\$48,750
57474	C-18	\$48,750
57475	C-19	\$71,250
57476	C-20	\$71,250
57477	C-21	\$1,809,320
57478	C-22	\$375,000
57479	C-23	\$1,789,000
57480	C-24	\$1,504,920
57481	C-25	\$375,000
57482	C-26	\$1,494,300
57483	C-27	\$1,559,940
57484	C-28	\$53,750
57485	C-29	\$1,079,410
57486	C-30	\$72,000
57487	C-31	\$75,000
57488	C-32	\$75,000
57489	C-33	\$75,000
57490	C-34	\$47,940
57491	C-35	\$75,000
57496	C-51	\$1,530,490
57497	C-52	\$131,250
57498	C-53	\$1,288,690
57499	C-54	\$1,541,940
57500	C-55	\$1,356,570
57501	C-56	\$75,000
57502	C-57	\$75,000
57503	C-58	\$75,000
57504	C-59	\$49,030
57505	C-60	\$49,030
57506	C-61	\$49,030
57512	C-67	\$58,830
57513	C-68	\$58,830
63802	C-70	\$67,500
63803	C-71	\$51,240
63804	C-72	\$51,240
63805	C-73	\$51,240
63806	C-74	\$67,500
65433	47-C	\$49,910
65434	48-C	\$49,910
65435	49-C	\$49,910
65436	50-C	\$50,580

Property ID	Lot #	2022 Assessed Value¹
65437	51-C	\$55,200
65438	52-C	\$50,620
65439	53-C	\$34,700
65440	54-C	\$34,700
65441	55-C	\$34,700
65442	56-C	\$34,700
72691	C-8	\$1,199,320
70171	C-62	\$1,263,450
70172	C-63	\$1,263,450
70173	C-64	\$1,263,450
70174	C-65	\$1,375,950
65427	C-66	\$750,000
55744		\$28,620
55745		\$12,090
55748		\$211,010
55749		\$137,050
55750		\$1,637,790
65397		\$32,640
Total		\$196,287,934

1 - According to Llano Central Appraisal District Records as of August 10, 2022.

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D
Assessment Roll Summary - 2022-23

Tax Parcel #	Lot Type	Equivalent		Plat	Total			Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
		Unit	Lot #		Assessment	Principal	Interest			
55651	Golf Lot	1.00	1	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55652	Golf Lot	1.00	2	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55653	Golf Lot	1.00	3	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55654	Golf Lot	1.00	4-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55655	Golf Lot	1.00	5-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55656	Golf Lot	1.00	6-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55657	Golf Lot	1.00	7-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55658	Golf Lot	1.00	8-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55659	Golf Lot	1.00	9-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55660	Golf Lot	1.00	10-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55661	Non-Golf Lot	0.93	11-A	1.20	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
55662	Non-Golf Lot	0.93	12-A	1.20	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
55663	Golf Lot	1.00	13-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55664	Golf Lot	1.00	14-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55665	Golf Lot	1.00	15-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55666	Golf Lot	1.00	16-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55667	Golf Lot	1.00	17	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55668	Golf Lot	1.00	18	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55669	Golf Lot	1.00	20-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55670 ¹	Golf Lot	1.00	20-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55671	Golf Lot	1.00	20-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55672	Golf Lot	1.00	22	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55673	Golf Lot	1.00	23	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55674	Golf Lot	1.00	24	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55675	Golf Lot	1.00	25	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55676	Golf Lot	1.00	26	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55677	Golf Lot	1.00	27	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55678	Golf Lot	1.00	28	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55679	Golf Lot	1.00	29	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55680	Golf Lot	1.00	30	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55681	Golf Lot	1.00	31	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55682	Golf Lot	1.00	32	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55683	Golf Lot	1.00	34-B	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55684 ¹	Golf Lot	1.00	34-B	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55685	Golf Lot	1.00	34-B	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55686	Golf Lot	1.00	36	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55687	Golf Lot	1.00	37	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55688	Golf Lot	1.00	38	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55689	Golf Lot	1.00	39	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55690	Golf Lot	1.00	40	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55691	Golf Lot	1.00	41	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55692	Golf Lot	1.00	43-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55693 ¹	Golf Lot	1.00	43-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55694	Golf Lot	1.00	44	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55695	Golf Lot	1.00	45	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55696	Golf Lot	1.00	46	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55697	Los Puertas Lot	0.50	47-B	0.27	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55698	Los Puertas Lot	0.50	48-B	0.24	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55699	Los Puertas Lot	0.50	49-B	0.26	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55700	Los Puertas Lot	0.50	50-B	0.26	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55701	Los Puertas Lot	0.50	51-B	0.24	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55702	Los Puertas Lot	0.50	52-B	0.28	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55703	Los Puertas Lot	0.50	53-B	0.28	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55704	Los Puertas Lot	0.50	54-B	0.26	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55705	Los Puertas Lot	0.50	55-B	0.23	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55706	Los Puertas Lot	0.50	56-B	0.26	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
55707	Golf Lot	1.00	57-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55708	Golf Lot	1.00	58-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55709	Golf Lot	1.00	59-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55710	Golf Lot	1.00	60-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55711	Golf Lot	1.00	61-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55712	Golf Lot	1.00	62-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55713	Golf Lot	1.00	63-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55714	Golf Lot	1.00	64-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55715	Golf Lot	1.00	65	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55716	Golf Lot	1.00	66	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55717	Golf Lot	1.00	67	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55718	Golf Lot	1.00	68	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55719	Golf Lot	1.00	69	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55720	Golf Lot	1.00	70	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55721	Golf Lot	1.00	71	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55722 ¹	Golf Lot	1.00	72-A	1.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55723	Golf Lot	1.00	72-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55724	Golf Lot	1.00	74-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
55725	Golf Lot	1.00	75-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20

Tax Parcel #	Lot Type	Equivalent Unit			Plat	Total			Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
		Unit	Lot #			Assessment	Principal	Interest			
55726	Golf Lot	1.00	76-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55727	Golf Lot	1.00	77-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55728	Golf Lot	1.00	78-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55729	Golf Lot	1.00	79-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55730	Golf Lot	1.00	80-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55731	Golf Lot	1.00	81-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55732	Golf Lot	1.00	82-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55733	Golf Lot	1.00	83-A	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55734	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	
55735	Creek Lot	0.81	85	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
75391											
55736 ¹	Creek Lot	0.81	86-B	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55737	Creek Lot	0.81	87	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55738	Creek Lot	0.81	88	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55739	Creek Lot	0.81	89	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55740	Creek Lot	0.81	90	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55741	Creek Lot	0.81	91	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55742	Creek Lot	0.81	92	1.10	\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34	
55752	Golf Lot	1.00	156	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55753	Golf Lot	1.00	157	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55754	Golf Lot	1.00	158	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55755 ¹	Golf Lot	1.00	159-A	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55758	Golf Lot	1.00	159-A	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55756	Golf Lot	1.00	160	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55757	Golf Lot	1.00	161	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55759	Non-Golf Lot	0.93	163	1.30	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20	
55760	Non-Golf Lot	0.93	164	1.30	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20	
55761	Non-Golf Lot	0.93	165	1.30	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20	
55762	Golf Lot	1.00	166	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55763	Golf Lot	1.00	4.06	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55764	Non-Golf Lot	0.93	168	1.30	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20	
55766	Golf Lot	1.00	170	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55767	Golf Lot	1.00	171	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55768	Golf Lot	1.00	172	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55769	Golf Lot	1.00	173	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55770	Golf Lot	1.00	174	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55771	Golf Lot	1.00	175	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55772	Golf Lot	1.00	176	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55773	Golf Lot	1.00	177	1.30	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20	
55774	Villa Lot	0.58	93-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55775	Villa Lot	0.58	94-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55776	Villa Lot	0.58	95-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55777	Villa Lot	0.58	96-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55778	Villa Lot	0.58	97-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55779	Villa Lot	0.58	98-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55780	Villa Lot	0.58	99-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55781	Villa Lot	0.58	100-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55782	Villa Lot	0.58	101-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55783	Villa Lot	0.58	102-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55784	Villa Lot	0.58	103-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55785	Villa Lot	0.58	104-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55786	Villa Lot	0.58	105-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55787	Villa Lot	0.58	106-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55788	Villa Lot	0.58	107-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55789	Villa Lot	0.58	108-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55790	Villa Lot	0.58	109-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55791	Villa Lot	0.58	110-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55792	Villa Lot	0.58	111-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55793	Villa Lot	0.58	112-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55794	Villa Lot	0.58	113-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55795	Villa Lot	0.58	114-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55796	Villa Lot	0.58	115-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55797	Villa Lot	0.58	116-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55798	Villa Lot	0.58	117-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55799	Villa Lot	0.58	118-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55800	Villa Lot	0.58	119-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55801	Villa Lot	0.58	120-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55802	Villa Lot	0.58	121-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55803	Villa Lot	0.58	122-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55804	Villa Lot	0.58	123-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55805	Villa Lot	0.58	124-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55806	Villa Lot	0.58	125-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55807	Villa Lot	0.58	126-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55808	Villa Lot	0.58	127-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55809	Villa Lot	0.58	128-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55810	Villa Lot	0.58	129-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55811	Villa Lot	0.58	130-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55812	Villa Lot	0.58	131-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55813	Villa Lot	0.58	132-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	
55814	Villa Lot	0.58	133-A	1.40	\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18	

Tax Parcel #	Lot Type	Equivalent			Plat	Total			Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
		Unit	Lot #			Assessment	Principal	Interest			
55815	Villa Lot	0.58	134-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55816	Villa Lot	0.58	135-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55817	Villa Lot	0.58	136-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55818	Villa Lot	0.58	137-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55819	Villa Lot	0.58	138-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55820	Villa Lot	0.58	139-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55821	Villa Lot	0.58	140-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55822	Villa Lot	0.58	141-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55823	Villa Lot	0.58	142-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55824	Villa Lot	0.58	143-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55825	Villa Lot	0.58	144-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55826	Villa Lot	0.58	145-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55827	Villa Lot	0.58	146-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55828	Villa Lot	0.58	147-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55829	Villa Lot	0.58	148-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55830	Villa Lot	0.58	149-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55831	Villa Lot	0.58	150-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55832	Villa Lot	0.58	151-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55833	Villa Lot	0.58	152-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55834	Villa Lot	0.58	153-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55835	Villa Lot	0.58	154-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
55836	Villa Lot	0.58	155-A	1.40		\$4,669.40	\$361.08	\$143.67	\$23.35	\$27.08	\$555.18
56251	Creek Lot	0.81	178	2.10		\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34
56252	Creek Lot	0.81	179A	2.10		\$6,521.06	\$504.26	\$200.65	\$32.61	\$37.82	\$775.34
56253	Golf Lot	1.00	179A	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56254	Golf Lot	1.00	181	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56255	Golf Lot	1.00	182	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56256	Golf Lot	1.00	183	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56257	Non-Golf Lot	0.93	184	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56258	Non-Golf Lot	0.93	185	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56259	Golf Lot	1.00	186	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56260	Golf Lot	1.00	187	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56261	Golf Lot	1.00	188	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56262	Non-Golf Lot	0.93	189	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56263	Non-Golf Lot	0.93	190	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56264	Golf Lot	1.00	191	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56265	Golf Lot	1.00	192	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56266	Golf Lot	1.00	193	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56267	Non-Golf Lot	0.93	194	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56268	Non-Golf Lot	0.93	195	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56269	Golf Lot	1.00	196	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56270	Golf Lot	1.00	197	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56271	Golf Lot	1.00	198	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56272	Golf Lot	1.00	199	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56273	Golf Lot	1.00	200	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56274	Non-Golf Lot	0.93	201	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56275	Non-Golf Lot	0.93	202	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56276	Golf Lot	1.00	203	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56277	Golf Lot	1.00	204	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56278	Non-Golf Lot	0.93	205A	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56279	Non-Golf Lot	0.93	206	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56280	Lake Lot	1.98	207	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56281	Lake Lot	1.98	208	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56282	Golf Lot	1.00	209	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56283	Non-Golf Lot	0.93	210	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56284	Non-Golf Lot	0.93	211	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56285	Non-Golf Lot	0.93	212	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56286	Golf Lot	1.00	213	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56287	Golf Lot	1.00	214	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56288	Golf Lot	1.00	215	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56289	Golf Lot	1.00	216A	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56290	Golf Lot	1.00	216A	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56291	Non-Golf Lot	0.93	218	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56292	PREPAID	PREPAID	PREPAID	PREPAID		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56293	Golf Lot	1.00	220	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56294	Golf Lot	1.00	221	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56295	Golf Lot	1.00	222	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56296	Golf Lot	1.00	223	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56297	Golf Lot	1.00	224	2.10		\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
56298	Non-Golf Lot	0.93	225	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56299	Non-Golf Lot	0.93	226	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56300	Non-Golf Lot	0.93	227	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56301	Non-Golf Lot	0.93	228	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56302	Non-Golf Lot	0.93	229	2.10		\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56303	Lake Lot	1.98	230	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56304	Lake Lot	1.98	231-A	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56305	Lake Lot	1.98	231-A	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56306	Lake Lot	1.98	233-A	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56307	Lake Lot	1.98	233-A	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56308	Lake Lot	1.98	236A	2.10		\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27

Tax Parcel #	Lot Type	Equivalent Unit			Total			Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
		Unit	Lot #	Plat	Assessment	Principal	Interest			
56309	Lake Lot	1.98	236A	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56310 ¹	Non-Golf Lot	0.93	237B	2.10	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
56311	Lake Lot	1.98	237B	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56312	Lake Lot	1.98	239-B	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56313	Lake Lot	1.98	240 & 240-A	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56314	Lake Lot	1.98	241 & 241-A	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56315	Lake Lot	1.98	242-B	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56316	Lake Lot	1.98	243 & 243-A	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56317	Lake Lot	1.98	244 & 244-A	2.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
56321	Casita	0.76	C-1	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56322	Casita	0.76	C-2	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56323	Casita	0.76	C-3	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56324	Casita	0.76	C-4	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56325	Casita	0.76	C-5	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56326	Casita	0.76	C-6A	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56327	Casita	0.76	C-7	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56329	Casita	0.76	C-9	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56330	Casita	0.76	C-10	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56331	Casita	0.76	C-11	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
56332	Casita	0.76	C-12A	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57703 ¹	Casita	0.76	C-12A	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57413	Lake Lot	1.98	245	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57414	Lake Lot	1.98	246	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57415	Lake Lot	1.98	247	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57416	Lake Lot	1.98	248	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57417	Lake Lot	1.98	249	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57418	Lake Lot	1.98	250	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57419	Lake Lot	1.98	251	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57420	Lake Lot	1.98	252	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57421	Lake Lot	1.98	253	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57422	Lake Lot	1.98	254	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57423	Lake Lot	1.98	255	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57424	Lake Lot	1.98	256	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57425	Lake Lot	1.98	257	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57426	Lake Lot	1.98	258	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57427	Lake Lot	1.98	259	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57428	Lake Lot	1.98	260	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57429	Lake Lot	1.98	261	3.10	\$15,940.37	\$1,232.65	\$490.47	\$79.70	\$92.45	\$1,895.27
57430 ¹⁻³	Golf Lot	1.00	262-B	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57431	Golf Lot	1.00	262-B	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57432	Golf Lot	1.00	264	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57433	Golf Lot	1.00	265	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57434	Golf Lot	1.00	266	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57435	Golf Lot	1.00	267	1.20	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57436	Golf Lot	1.00	268	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57437	Golf Lot	1.00	269	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57438	Golf Lot	1.00	270	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57439	Golf Lot	1.00	271	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57440	Golf Lot	1.00	272	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57441 ¹	Golf Lot	1.00	273	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57442	Golf Lot	1.00	274	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57443	Golf Lot	1.00	275	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57444	Golf Lot	1.00	276	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57445	Golf Lot	1.00	277	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57446	Golf Lot	1.00	278	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57447	Golf Lot	1.00	279	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57448 ¹	Golf Lot	1.00	280	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57449	Non-Golf Lot	0.93	281	3.10	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
57450 ¹	Golf Lot	1.00	282	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57451	Golf Lot	1.00	283	3.10	\$8,050.69	\$622.55	\$247.71	\$40.25	\$46.69	\$957.20
57452	Non-Golf Lot	0.93	284	3.10	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
57453	Non-Golf Lot	0.93	285	3.10	\$7,487.14	\$578.97	\$230.37	\$37.44	\$43.42	\$890.20
57457	Casita	0.76	C-37	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57458	Casita	0.76	C-38	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57459	Casita	0.76	C-39	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57460	Casita	0.76	C-40	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57461	Casita	0.76	C-41	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57462	Casita	0.76	C-42	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57463	Casita	0.76	C-43	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57464	Casita	0.76	C-44	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57465	Casita	0.76	C-45	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57466	Casita	0.76	C-46	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57467	Casita	0.76	C-47	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57468	Casita	0.76	C-48	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57469	Casita	0.76	C-49	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57471	Casita	0.76	C-15	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57472	Casita	0.76	C-16	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57473	Casita	0.76	C-17	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57474	Casita	0.76	C-18	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57475	Casita	0.76	C-19	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48

Tax Parcel #	Lot Type	Equivalent Unit	Lot #	Plat	Total Assessment	Principal	Interest	Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
57476	Casita	0.76	C-20	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57477	Casita	0.76	C-21	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57478	Casita	0.76	C-22	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57479	Casita	0.76	C-23	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57480	Casita	0.76	C-24	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57481	Casita	0.76	C-25	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57482	Casita	0.76	C-26	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57483	Casita	0.76	C-27	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57484	Casita	0.76	C-28	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57485	Casita	0.76	C-29	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57486	Casita	0.76	C-30	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57487	Casita	0.76	C-31	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57488	Casita	0.76	C-32	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57489	Casita	0.76	C-33	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57490	Casita	0.76	C-34	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57491	Casita	0.76	C-35	1.13	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57496	Casita	0.76	C-51	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57497	Casita	0.76	C-52	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57498	Casita	0.76	C-53	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57499	Casita	0.76	C-54	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57500	Casita	0.76	C-55	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57501	Casita	0.76	C-56	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57502	Casita	0.76	C-57	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57503	Casita	0.76	C-58	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57504	Casita	0.76	C-59	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57505	Casita	0.76	C-60	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57506	Casita	0.76	C-61	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57512	Casita	0.76	C-67	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
57513	Casita	0.76	C-68	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
63802	Casita	0.76	C-70	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
63803	Casita	0.76	C-71	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
63804	Casita	0.76	C-72	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
63805	Casita	0.76	C-73	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
63806	Casita	0.76	C-74	1.14	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
65433	Los Puertas Lot	0.50	47-C	0.24	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65434	Los Puertas Lot	0.50	48-C	0.25	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65435	Los Puertas Lot	0.50	49-C	0.27	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65436	Los Puertas Lot	0.50	50-C	0.25	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65437	Los Puertas Lot	0.50	51-C	0.24	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65438	Los Puertas Lot	0.50	52-C	0.29	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65439	Los Puertas Lot	0.50	53-C	0.28	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65440	Los Puertas Lot	0.50	54-C	0.23	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65441	Los Puertas Lot	0.50	55-C	0.25	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
65442	Los Puertas Lot	0.50	56-C	0.27	\$4,025.35	\$311.27	\$123.86	\$20.13	\$23.35	\$478.60
75504	Casita	0.76	C-8	1.12	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
72691 ¹	Casita	0.76	C-62	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
70171	Casita	0.76	C-63	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
70172	Casita	0.76	C-64	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
70173	Casita	0.76	C-65	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
70174	Casita	0.76	C-66	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
65427	Casita	0.76	C-66	3.30	\$6,118.53	\$473.14	\$188.26	\$30.59	\$35.49	\$727.48
55744	Commercial Lot	2.82	3.36	Acres	\$22,722.27	\$1,757.08	\$699.14	\$113.61	\$131.78	\$2,701.61
55745	Commercial Lot	3.41	4.06	Acres	\$27,456.08	\$2,123.14	\$844.79	\$137.28	\$159.24	\$3,264.45
55748	Golf Course Tract	1.63	32.66	Acres	\$13,146.78	\$1,016.62	\$404.51	\$65.73	\$76.25	\$1,563.12
55749	Golf Course Tract	1.19	23.75	Acres	\$9,560.20	\$739.28	\$294.16	\$47.80	\$55.45	\$1,136.68
55750	Golf Course Tract	7.18	143.65	Acres	\$57,824.09	\$4,471.46	\$1,779.18	\$289.12	\$335.36	\$6,875.12
65397		0.00	13.69	Acres	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
353.39					\$2,845,000.00	\$220,000.00	\$87,537.50	\$14,225.00	\$16,500.00	\$338,262.50

1 - Parcel represents the account to be billed for consolidated parcels per Llano Central Appraisal District online records.

2 - The 2021-22 Annual Installment to be billed will be allocated evenly between multiple accounts per ownership records as provided by Llano Central Appraisal District online records.

3 - The Lot Type for this parcel has been corrected from Lake Lot to Golf Lot.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
CITY OF HORSESHOE BAY, 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 City of Horseshoe Bay, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Escondido 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 City. The exact amount of each annual installment will be approved each year by the City 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