

**EULESS MIDTOWN  
PUBLIC IMPROVEMENT DISTRICT**

**CITY OF EULESS, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 8/15/22 - 8/14/23)**

**PRESENTED FOR CITY COUNCIL APPROVAL ON:  
AUGUST 22, 2022**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# **EULESS MIDTOWN PUBLIC IMPROVEMENT DISTRICT**

## **ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 8/15/22 – 8/14/23)**

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## *A. INTRODUCTION*

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The Euless Midtown Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on August 25, 2015 to finance certain public improvement projects for the benefit of the property in the PID. The City issued Certificates of Obligations (the “CO”) in the aggregate principal amount of \$16,450,000 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 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. The Service and Assessment Plan was amended and approved by the city council on January 22, 2019 (the “Amended Service and Assessment Plan”) to incorporate changes to the original development plan. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the “Annual Service Plan Update”).

The City 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 Amended Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2022-23.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through 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 D 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 is 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 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 original Service and Assessment Plan adopted on January 26, 2016, the initial total estimated costs of the Authorized Improvements, including certificates of obligation (the “COs”) issuance costs, were equal to \$16,450,000. According to the Developer, the current costs spent to date for the Authorized Improvements are \$16,450,000 and remain unchanged from the initial total estimated costs. According to the Developer, all Authorized Improvements were completed and accepted by the City on September 18, 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 COs.

**Table II-A-1**  
**Sources and Uses of Funds**

Sources of Funds	Original Budget <sup>1</sup>	Budget Changes <sup>1</sup>	Revised Budget	Actual Costs <sup>1</sup>	Revised Budget & Actual Costs Variance
CO proceeds	\$16,450,000	\$0	\$16,450,000	\$16,450,000	\$0
Other funding sources	\$0	\$0	\$0	\$0	\$0
<b>Total Sources</b>	<b>\$16,450,000</b>	<b>\$0</b>	<b>\$16,450,000</b>	<b>\$16,450,000</b>	<b>\$0</b>
<b>Uses of Funds</b>					
<i>Roadway Improvements</i>					
Paving	\$2,500,255	\$469,405	\$2,969,660	\$2,969,660	\$0
Demolition and remediation	\$2,700,000	(\$617,550)	\$2,082,450	\$2,082,450	\$0
<i>Subtotal: Roadway Improvements</i>	<i>\$5,200,255</i>	<i>(\$148,145)</i>	<i>\$5,052,110</i>	<i>\$5,052,110</i>	<i>\$0</i>
<i>Storm sewer collection system improvements</i>					
Water distribution system improvements	\$1,787,071	(\$418,801)	\$1,368,270	\$1,368,270	\$0
Sanitary sewer collection system improvements	\$1,540,751	\$88,363	\$1,629,114	\$1,629,114	\$0
Storm sewer collection system improvements	\$1,522,678	\$86,279	\$1,608,957	\$1,608,957	\$0
Right-of-Way and drainage pond acquisition:	\$2,100,000	\$0	\$2,100,000	\$2,100,000	\$0
<i>Subtotal: Storm sewer collection system improvements</i>	<i>\$6,950,500</i>	<i>(\$244,159)</i>	<i>\$6,706,341</i>	<i>\$6,706,341</i>	<i>\$0</i>
<i>Subtotal: Authorized Improvements</i>	<i>\$12,150,755</i>	<i>(\$392,304)</i>	<i>\$11,758,451</i>	<i>\$11,758,451</i>	<i>\$0</i>
<i>Other soft costs</i>					
Hardscaping and amenities	\$2,111,201	\$474,059	\$2,585,260	\$2,585,260	\$0
Bonding & Mobilization	\$431,900	(\$3,435)	\$428,465	\$428,465	\$0
Civil Eng. Design, Surveying, Staking & CA services	\$1,145,559	(\$55,259)	\$1,090,300	\$1,090,300	\$0
Construction Contingency	\$578,565	(\$407,631)	\$170,934	\$170,934	\$0
Construction management	\$0	\$234,569	\$234,569	\$234,569	\$0
Administrative costs	\$0	\$150,000	\$150,000	\$150,000	\$0
<i>Subtotal: Other soft costs</i>	<i>\$4,267,225</i>	<i>\$392,304</i>	<i>\$4,659,529</i>	<i>\$4,659,529</i>	<i>\$0</i>
CO issuance costs	\$32,020	\$0	\$32,020	\$32,020	\$0
<b>Total Uses</b>	<b>\$16,450,000</b>	<b>\$0</b>	<b>\$16,450,000</b>	<b>\$16,450,000</b>	<b>\$0</b>

1-According to the Developer as of August 7, 2020.

### Authorized Improvement Cost Variances

As stated in Table II-A-1 on the prior page, there are no significant variances of the Authorized Improvement costs.

### **B. FIVE YEAR SERVICE PLAN**

A service plan must cover a period of five years. The budget for the Authorized Improvements is shown in Section II.A of this report. The indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

**Table II-B-1**  
**Annual Projected Indebtedness & Projected Annual Installments**

<b>Assessment Year Ending 08/15</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Projected Annual Installments<sup>1</sup></b>
2017-2022	\$16,450,000	\$16,450,000	\$5,452,635
2023	\$0	\$0	\$322,463
2024	\$0	\$0	\$1,103,721
2025	\$0	\$0	\$1,103,316
2026	\$0	\$0	\$1,097,977
2027	\$0	\$0	\$1,097,131
2028	\$0	\$0	\$1,095,601
<b>Total</b>	<b>\$16,450,000</b>	<b>\$16,450,000</b>	<b>\$11,272,844</b>

1 – Projected Annual Installments for Assessment Years ending 2017-2023 represent actual amounts billed, which include applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2024-2028 do not include applicable investment income credits and TIRZ Credits, if any, and will be updated in future annual service plan updates.

### **C. 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 twenty-six Annual Installments of principal and interest beginning with the tax year following the issuance of the COs, of which nineteen (19) Annual Installments remain outstanding.

Pursuant to the Amended Service and Assessment Plan, each Assessment shall bear interest at the rate on the COs commencing with the issuance of the COs. The effective interest rate of the CO interest payments is 3.08 percent per annum for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, an additional interest of one-half of one percent (0.5%) is added to the estimated Annual Collection Costs for 2022-23 and such

additional interest amount will be used to fund prepayment and delinquency reserves as described in the Amended Service and Assessment Plan. 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 Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total 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 Amended Service and Assessment Plan, such as the incremental taxes available to the PID (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 COs 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.

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 in Table II-C-1 below.

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

Descriptions	Total
Interest payment on February 15, 2023	\$214,344
Interest payment on August 15, 2023	\$214,344
Principal payment on August 15, 2023	\$570,000
<i>Subtotal debt service on COs</i>	<i>\$998,688</i>
Annual Collection Costs	\$102,975
<i>Subtotal Expenses</i>	<i>\$1,101,663</i>
Available TIRZ Credit	(\$764,199)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	(\$15,000)
Subtotal funds available	(\$779,199)
<b>Annual Installments</b>	<b>\$322,463</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on February 15, 2023 in the amount of \$214,344 and on August 15, 2023 in the amount of \$214,344, which equal interest on the outstanding Assessments balance of \$13,935,000 for six months each and an effective interest rate of 3.08 percent. Annual Installments to be collected include a principal amount of \$570,000 due on August 15, 2023. As a result, the total principal and interest due on the CO's in 2022-23 is estimated to be equal to \$998,688.

Annual Collection Costs

Annual Collection Costs for the PID include two components: annual administrative expenses and excess interest collected for reserves.

Annual administrative expenses include the City, Administrator, and contingency fees. As shown in Table II-C-2 below, the total administrative expenses to be collected for 2022-23 are estimated to be \$33,300.

**Table II-C-2**  
**Administrative Budget Breakdown**

Description	2022-23
	Estimated Budget (8/15/22-8/14/23)
City	\$11,000
PID Administrator	\$19,000
Contingency	\$3,300
<b>Total</b>	<b>\$33,300</b>

Excess interest for reserves in the amount of \$69,675, which equals 0.5 percent interest on the outstanding CO balance of \$13,935,000 following the August 15, 2022 principal payment.

Available TIRZ Credit

According to the City, there have been property tax TIRZ increments collected for tax year 2021 in the total amount of \$1,002,731 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within the PID. The total incremental City, Tarrant County, JPS Health Network, and Tarrant County Community College property taxes collected during tax year 2021, including a write-off for the JPS Health Network as a result of prior overpayment, were \$441,284, \$224,237, \$210,154, and \$127,056, respectively, as calculated based on the 2021 balances provided by the City. As a result, the City, Tarrant County, JPS Health Network, and Tarrant County Community College TIRZ Credits available to offset 2022-23 Annual Installments are \$330,963, \$168,178, \$105,077, and \$63,528, respectively. In addition, \$69,353 in additional TIRZ Credits were collected and allocated to each Assessed property within the PID according to the City. As a result, the total TIRZ Credit generated from property taxes for 2022-23 is \$737,099.



According to the City, the available incremental sales tax revenue generated in Fiscal Year 2021 from Parcels within the PID was \$108,400. As a result, the incremental sales tax revenue applied as a TIRZ Credit in 2022-23 is \$27,100 ( $\$108,400 \times 25\%$ ).

Accordingly, this TIRZ Credit is the result of the 2021 TIRZ Revenues generated from each Parcel within the PID, and the TIRZ Credit amount is allocated to each of the Parcels within the PID as shown in Appendix B-2. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis.

#### Available Reserve Fund Income

As of the date of this report, there are no bonds issued for the PID. As a result, there is no reserve fund income available to reduce the 2022-23 Annual Installment.

#### Available Capitalized Interest Account

As of the date of this report, there are no bonds issued for the PID. As a result, there is no reserve fund income available to reduce the 2022-23 Annual Installment.

#### Available Administrative Expense Account

According to the City, there were \$122,165 in administrative expense funds available as of September 30, 2021. As a result, it is anticipated that \$15,000 in administrative expense funds will be available to reduce the 2022-23 Annual Installment.

### **D. ANNUAL INSTALLMENT PER UNIT**

According to the Amended Service and Assessment Plan, residential and non-residential development with a total of 348.24 Equivalent Units are estimated to be built within the PID. The original Land Use Classes – defined as Land Use Class One through Land Use Class Five – represent 317.00 Equivalent Units and account for \$14,959,007 of the original Assessment. As a result, the original Land Use Classes are allocated 90.94 percent ( $\$14,959,007 \div \$16,450,000 = 90.94\%$ ) of the Assessments and Annual Installments.

The new Land Use Classes – defined as Land Use Class Six and Land Use Class Seven – represent 31.24 Equivalent Units and account for \$1,490,993 of the original Assessment. As a result, the original Land Use Classes are allocated 9.06 percent ( $\$1,490,993 \div \$16,450,000 = 9.06\%$ ) of the Assessments and Annual Installments.

Original Land Use Classes (Land Use Classes 1-5) Annual Installment per Unit<sup>1</sup>

As described above, the original Land Use Classes account for 90.94 percent of the outstanding Assessments. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit of original Land Use Classes will be \$2,864.89 (i.e.  $(\$998,688 \times 90.94\%) \div 317.00 = \$2,864.89$ ) and the Annual Collection Costs to be collected from each Equivalent Unit will be \$295.40 (i.e.  $(\$102,975 - \$0) \times 90.94\% \div 317.00 = \$295.40$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit of original Land Use Classes in the PID will be \$3,160.28 (i.e.  $\$2,864.89 + \$295.40 = \$3,160.28$ ). The Annual Installment to be collected from each Parcel that is defined as an original Land Use Class in the PID is calculated by multiplying the Annual Installment for each Equivalent Unit of \$3,160.28 by the total estimated Equivalent Units for each Parcel in the PID less any TIRZ Credit.

The Annual Installment due to be collected from each original 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**  
**Original Land Use Classes**

Land Use Class	Land Use Class Description	Annual Installment Per Equivalent Unit <sup>1</sup>	Equivalent Unit Factor	Annual Installment Per Unit <sup>1</sup>
1	Single family residential	\$3,117.25	1.00	\$3,117.25
2	Townhomes	\$3,117.25	0.79	\$2,462.63
3	Row Houses	\$3,117.25	0.65	\$2,026.22
4	Multi-family residential	\$3,117.25	0.25	\$779.31
5	Retail	\$3,117.25	0.76	\$2,369.11

1 – Annual Installment per Equivalent Unit and Annual Installment per unit do not include applicable TIRZ Credit available to each Parcel of the PID, if any.

New Land Use Classes (Land Use Classes 6-7) Annual Installment per Unit<sup>2</sup>

As described on the prior page, the new Land Use Classes account for 9.06 percent of the outstanding Assessments. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit of new Land Use Classes will be \$2,897.53 (i.e.  $(\$998,688 \times 9.06\%) \div 31.24 = \$2,897.53$ ) and the Annual Collection Costs to be collected from each Equivalent Unit will be \$298.77 (i.e.  $(\$102,975 - \$0) \times 9.06\% \div 31.24 = \$298.77$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit of new Land Use Classes in the PID will be \$3,196.30 (i.e.  $\$2,897.53 + \$298.77 = \$3,196.30$ ). The Annual

<sup>1</sup> Amounts calculated in this section are to the cent; whereas, the calculations shown are rounded for presentation purposes.

<sup>2</sup> Amounts calculated in this section are to the cent; whereas, the calculations shown are rounded for presentation purposes.

Installment to be collected from each Parcel that is defined as a new Land Use Class in the PID is calculated by multiplying the Annual Installment for each Equivalent Unit of \$3,196.30 by the total estimated Equivalent Units for each Parcel in the PID less any TIRZ Credit.

The Annual Installment due to be collected from each new Land Use Class in the PID for 2022-23 is shown in Table II-D-2 below.

**Table II-D-2**  
**Annual Installment per Unit**  
**New Land Use Classes**

<b>Land Use Class</b>	<b>Land Use Class Description</b>	<b>Annual Installment Per Equivalent Unit<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit<sup>1</sup></b>
6	Restaurant	\$3,152.78	0.97	\$3,058.20
7	Office	\$3,152.78	0.74	\$2,333.06

1 – Annual Installment per Equivalent Unit and Annual Installment per unit do not include applicable TIRZ Credit available to each Parcel of the PID, if any.

The list of Parcels in the PID, the estimated total Equivalent Units, the total Assessment, the annual principal and interest, the Annual Collection Costs and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

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### ***C. UPDATE OF THE ASSESSMENT PLAN***

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The Amended Service and Assessment Plan adopted by the City 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 except otherwise as described herein and Assessed Property will continue to be assessed as provided for in the Amended Service and Assessment Plan.

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## ***D. UPDATE OF THE ASSESSMENT ROLL***

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Pursuant to the Amended 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.C of the Service and Assessment Plan.

The Assessment Roll Summary is shown in Appendix B-1. 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 Amended 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 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.

According to the Developer and the Tarrant Appraisal District records, there were no Parcel subdivisions within the PID after the Amended Service and Assessment Plan was approved by the City in January 2019. The current Parcels within the PID are summarized in Appendix B-1.

## **B. PREPAYMENT OF ASSESSMENTS**

There have been no Assessment prepayments as of June 30, 2022. See Appendix C of this report for additional prepayment related information.

The complete Assessment Roll is available for review at the City hall, located at 201 N Ector, Euless, Texas 76039.

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**APPENDIX A**  
**PID MAP**

# Exhibit A: The PID Map

HWY 183

INDUSTRIAL BLVD. (HWY 157)

VILLA DRIVE

WEST EULESS BLVD.

AKASHAMY INVESTMENTS, LLC.

EULESS VENTURE, INC.

EULESS ANIMAL ENERGY, LLC.

ACME BRICK COMPANY

HOME DEPOT USA, INC.

CADG 901 AIRPORT FREEWAY, LLC.  
CCD # 214140253

SHRIDHARANI SURESH

NASIB, INC.

CRATIVE CHILD CARE, INC.  
VILLA WEST SECOND INSTL.  
RHON ROMMER

CADG 901 AIRPORT  
FREEWAY, LLC.

CADG 901 AIRPORT FREEWAY, LLC.  
CCD # 214154503

CROSSROADS ADDITION  
CADG 901 AIRPORT FREEWAY, LLC.

PLAZA ON THE LAKE  
LOT 1, BLOCK A  
JOUDI GROUP, INC.

08 OPPERTUNITY FUND I, LLC  
CCD# 210155844

CADG 901 AIRPORT FREEWAY, LLC.

08 OPPERTUNITY FUND I, LLC  
CCD# 210155844

08 OPPERTUNITY FUND I, LLC  
CCD# 210155844

PRIDE'N TEXAS LAND, LTD.

PRIMEWAY  
HOLDINGS LTD.  
C.C.D. # 20082381



**APPENDIX B-1**  
**ASSESSMENT ROLL SUMMARY – 2022-23**

**Eules Midtown Public Improvement District**  
**Assessment Roll Summary - 2022-23**

Account No.	Estimated No. of Units <sup>1</sup>	Land Use Class	Equivalent Unit Factor	Total Equivalent Units	Total Assessment	Principal	Interest	Annual Collection Costs	TIRZ Credit <sup>2</sup>	Total Annual Installment
42439751	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439769	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439777	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439785	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439793	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439807	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439815	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42439823	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,621.27)	\$404.95
42439831	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,521.06)	\$505.15
42439840	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,832.59)	\$193.63
42439858	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,571.23)	\$454.99
42439866	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,643.37)	\$382.84
42439874	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,780.50)	\$245.71
42439882	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,777.83)	\$248.39
42439891	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,788.02)	\$238.19
42439904	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,785.79)	\$240.43
42439912	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,777.30)	\$248.92
42439921	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,779.74)	\$246.47
42439939	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,778.19)	\$248.03
42439947	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,788.93)	\$237.29
42439955	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,769.12)	\$257.10
42439963	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,777.83)	\$248.39
42439971	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,777.80)	\$248.42
42439980	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,769.12)	\$257.10
42439998	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,769.12)	\$257.10
42440007	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,777.80)	\$248.42
42440015	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440023	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440031	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440040	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440058	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440066	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440074	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440082	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440091	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440104	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440112	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440121	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440139	5	6	0.97	4.85	\$196,086.41	\$8,020.76	\$6,032.28	\$1,237.94	(\$11,989.63)	\$3,301.35
	16	7	0.74	11.84	\$478,693.43	\$19,580.57	\$14,726.22	\$3,022.11	\$0.00	\$37,328.90
42440147	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42733829	9	5	0.76	6.84	\$273,426.54	\$11,184.29	\$8,411.52	\$1,726.21	(\$15,016.40)	\$6,305.62
42440163	12	5	0.76	9.12	\$364,568.72	\$14,912.39	\$11,215.36	\$2,301.61	(\$19,305.22)	\$9,124.14
42440171	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440180	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440198	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440201	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440210	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440228	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440236	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,660.88)	\$365.33
42440244	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,587.98)	\$438.24
42440252	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,766.72)	\$259.49
42440261	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,637.67)	\$388.55
42440279	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,779.94)	\$246.27
42440287	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,785.79)	\$240.43
42440295	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,634.17)	\$392.05
42440309	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,634.19)	\$392.03
42440317	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,779.94)	\$246.27
42440325	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,771.69)	\$254.53
42440333	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,767.69)	\$258.52
42440341	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$562.08)	\$1,464.13

**Eules Midtown Public Improvement District**  
**Assessment Roll Summary - 2022-23**

Account No.	Estimated No. of Units <sup>1</sup>	Land Use Class	Equivalent Unit Factor	Total Equivalent Units	Total Assessment	Principal	Interest	Annual Collection Costs	TIRZ Credit <sup>2</sup>	Total Annual Installment
42440350	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,765.01)	\$261.20
42440368	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,765.82)	\$260.40
42440376	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,771.69)	\$254.53
42440384	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,767.69)	\$258.52
42440392	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,767.69)	\$258.52
42440406	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$914.91)	\$1,111.31
42440414	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440422	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440431	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440449	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440457	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440465	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440473	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440481	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440490	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440503	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440511	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440520	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440538	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440546	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440554	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440562	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440571	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,814.80)	\$211.42
42440589	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,832.68)	\$193.53
42440597	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,937.68)	\$88.54
42440601	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,820.94)	\$205.27
42440619	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440627	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440635	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440643	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440651	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440660	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440678	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440686	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440694	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440708	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440716	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440724	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440732	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,013.66)	\$12.56
42440741	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,632.93)	\$393.28
42440759	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,018.22)	\$7.99
42440767	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,023.36)	\$2.86
42440775	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,822.53)	\$203.69
42440783	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,981.38)	\$44.84
42440791	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,026.22)	\$0.00
42440805	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,990.04)	\$36.17
42440813	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,993.44)	\$32.78
42440821	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,024.75)	\$1.46
42440830	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,001.29)	\$24.92
42440848	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,024.75)	\$1.46
42440856	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$2,001.29)	\$24.92
42440864	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,103.50)	\$922.71
42440872	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,103.50)	\$922.71
42440881	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42440899	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,218.09)	\$808.12
42440902	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,275.88)	\$841.38
42440911	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,361.07)	\$756.19
42440929	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,499.75)	\$617.50
42440937	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,188.75)	\$928.50
42440945	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,278.95)	\$838.31
42440953	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,443.05)	\$674.21

**Eules Midtown Public Improvement District**  
**Assessment Roll Summary - 2022-23**

Account No.	Estimated No. of Units <sup>1</sup>	Land Use Class	Equivalent Unit Factor	Total Equivalent Units	Total Assessment	Principal	Interest	Annual Collection Costs	TIRZ Credit <sup>2</sup>	Total Annual Installment
42440961	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,250.96)	\$866.29
42440970	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440988	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42440996	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441003	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441011	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441020	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441038	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441046	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441054	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$700.72)	\$1,325.49
42441062	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441071	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441089	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441097	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441101	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441119	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$598.11)	\$1,428.11
42441127	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441135	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441143	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441151	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441160	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441178	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441186	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441194	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441208	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441216	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,694.38)	\$768.25
42441224	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,685.35)	\$777.28
42441232	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,694.38)	\$768.25
42441241	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,685.35)	\$777.28
42441259	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,694.38)	\$768.25
42441267	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,685.35)	\$777.28
42441275	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,694.38)	\$768.25
42441283	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,675.07)	\$787.56
42441291	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441305	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441313	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441321	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441330	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441348	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441356	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441364	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441372	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441381	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441399	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441402	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441411	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441429	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,256.21)	\$861.04
42441437	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,472.90)	\$644.35
42441445	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,222.10)	\$895.15
42441453	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,400.45)	\$716.80
42441461	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,292.74)	\$824.52
42441470	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$1,970.23)	\$1,147.03
42441488	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,398.84)	\$718.42
42441496	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,577.89)	\$539.36
42441500	0.33	1	1.00	0.33	\$13,324.88	\$545.04	\$409.92	\$84.12	(\$722.90)	\$316.19
42441518	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,301.92)	\$815.33
42441526	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,413.17)	\$704.08
42441534	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,500.17)	\$617.08
42441542	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,231.16)	\$886.09
42441551	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,277.79)	\$839.46
42441569	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,248.69)	\$868.56

**Eules Midtown Public Improvement District**  
**Assessment Roll Summary - 2022-23**

Account No.	Estimated No. of Units <sup>1</sup>	Land Use Class	Equivalent Unit Factor	Total Equivalent Units	Total Assessment	Principal	Interest	Annual Collection Costs	TIRZ Credit <sup>2</sup>	Total Annual Installment
42441577	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,188.75)	\$928.50
42441585	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441593	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441607	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441615	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441623	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$675.35)	\$1,787.28
42441631	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441640	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$672.72)	\$1,789.92
42441658	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$639.43)	\$1,823.20
42441666	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$639.43)	\$1,823.20
42441674	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$639.43)	\$1,823.20
42441682	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$639.43)	\$1,823.20
42441691	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$639.43)	\$1,823.20
42441704	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441712	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,943.97)	\$82.24
42441721	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,712.80)	\$313.41
42441739	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,757.18)	\$269.03
42441747	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,575.17)	\$451.05
42441755	1	3	0.65	0.65	\$25,983.52	\$1,062.83	\$799.34	\$164.04	(\$1,800.04)	\$226.18
42441763	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441771	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,017.51)	\$1,099.75
42441780	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,133.26)	\$984.00
42441798	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,201.80)	\$915.46
42441801	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,196.35)	\$920.90
42441810	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,445.54)	\$671.72
42441828	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,277.79)	\$839.46
42441836	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,348.43)	\$768.82
42441844	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,236.88)	\$880.37
42441852	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,039.25)	\$1,078.01
42441861	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,184.71)	\$932.55
42441879	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,076.36)	\$1,040.90
42441887	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,509.86)	\$607.39
42441895	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,395.17)	\$722.08
42441909	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,176.50)	\$940.75
42441917	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,316.37)	\$800.89
42441925	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,093.74)	\$1,023.52
42441933	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,429.29)	\$687.96
42441941	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,410.88)	\$706.38
42441950	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,361.40)	\$755.86
42441968	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,039.25)	\$1,078.01
42441976	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,213.48)	\$903.78
42441984	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42441992	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,277.79)	\$839.46
42442000	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,076.36)	\$1,040.90
42442018	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,230.27)	\$886.98
42442026	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,324.84)	\$792.41
42442034	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,339.02)	\$778.23
42442042	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,017.51)	\$1,099.75
42442051	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,277.79)	\$839.46
42442069	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,017.51)	\$1,099.75
42442077	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,256.57)	\$860.68
42442085	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,409.17)	\$708.08
42442093	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,299.66)	\$817.59
42442107	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,497.85)	\$619.40
42442115	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,039.25)	\$1,078.01
42442123	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,472.90)	\$644.35
42442131	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,076.36)	\$1,040.90
42442140	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,379.52)	\$737.74
42442158	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,618.44)	\$498.82
42442166	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,277.56)	\$839.70
42442174	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,309.50)	\$807.76

**Eules Midtown Public Improvement District**  
**Assessment Roll Summary - 2022-23**

Account No.	Estimated No. of Units <sup>1</sup>	Land Use Class	Equivalent Unit Factor	Total Equivalent Units	Total Assessment	Principal	Interest	Annual Collection Costs	TIRZ Credit <sup>2</sup>	Total Annual Installment
42442182	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,378.27)	\$738.98
42442191	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,010.54)	\$1,106.72
42442204	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442212	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442221	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442239	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442247	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,926.49)	\$536.14
42442255	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,639.86)	\$822.77
42442263	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,641.58)	\$821.05
42442271	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,637.41)	\$825.22
42442280	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,689.49)	\$773.14
42442298	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,701.89)	\$760.74
42442301	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,701.89)	\$760.74
42442310	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,689.49)	\$773.14
42442328	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442336	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442344	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442352	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,027.44)	\$435.19
42442361	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,015.45)	\$447.18
42442379	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,971.21)	\$491.42
42442387	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,990.94)	\$471.69
42442395	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,065.95)	\$396.68
42442409	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,805.48)	\$657.15
42442417	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,971.21)	\$491.42
42442425	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,016.12)	\$446.51
42442433	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,012.50)	\$450.13
42442441	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,907.63)	\$555.00
42442450	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,962.62)	\$500.01
42442468	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,724.57)	\$738.07
42442476	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,021.64)	\$440.99
42442484	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,482.53)	\$980.10
42442492	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,846.84)	\$615.79
42442506	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,940.39)	\$522.24
42442514	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,833.14)	\$629.49
42442522	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442531	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442549	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442557	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,852.30)	\$610.33
42442565	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,755.06)	\$707.57
42442573	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,856.82)	\$605.81
42442581	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,721.96)	\$740.67
42442590	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,847.04)	\$615.59
42442603	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,759.79)	\$702.84
42442611	1	2	0.79	0.40	\$15,789.98	\$645.88	\$485.75	\$99.69	(\$730.25)	\$501.07
42442620	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,777.06)	\$685.57
42442638	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,833.67)	\$628.96
42442646	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,007.86)	\$454.77
42442654	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,031.14)	\$431.49
42442662	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,856.82)	\$605.81
42442671	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$2,031.14)	\$431.49
42442689	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,847.28)	\$615.35
42442697	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,830.50)	\$632.13
42442701	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,777.87)	\$684.76
42442719	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,751.56)	\$711.07
42442727	1	2	0.79	0.79	\$31,579.97	\$1,291.75	\$971.51	\$199.37	(\$1,712.51)	\$750.12
42739088	-	4	-	98.25	\$3,927,508.39	\$160,651.58	\$120,823.38	\$24,795.30	(\$306,270.26)	\$0.00
42442743	15	6	0.97	14.55	\$588,259.24	\$24,062.27	\$18,096.83	\$3,713.82	(\$11,268.87)	\$34,604.05
42442751	1	1	1.00	1.00	\$39,974.64	\$1,635.13	\$1,229.75	\$252.37	(\$2,159.35)	\$957.90
42442760	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
42442778	-	ROW	-	-	-	-	-	-	\$0.00	\$0.00
00936863	-	ROW	-	0.00	-	-	\$0.00	\$0.00	\$0.00	\$0.00

**Eules Midtown Public Improvement District**  
**Assessment Roll Summary - 2022-23**

<b>Account No.</b>	<b>Estimated No. of Units<sup>1</sup></b>	<b>Land Use Class</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>	<b>Total Assessment</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>TIRZ Credit<sup>2</sup></b>	<b>Total Annual Installment</b>
42617187	0.67	1	1.00	0.67	\$26,649.76	\$1,090.09	\$819.84	\$168.25	(\$1,606.67)	\$471.50
42616423	0.5	2	0.79	0.40	\$15,789.98	\$645.88	\$485.75	\$99.69	(\$959.69)	\$271.63
<b>315</b>				<b>348.24</b>	<b>\$13,935,000.00</b>	<b>\$570,000.00</b>	<b>\$428,687.50</b>	<b>\$87,975.00</b>	<b>(\$764,199.00)</b>	<b>\$322,463.50</b>

1 - The total estimated Equivalent Units are rounded to two decimal places for presentation purposes. The Annual Installment amounts are calculated using the unrounded equivalent units to match the aggregate amounts to be collected from all Parcels.

2 - TIRZ Credits include both property tax increments and sales tax increments

**APPENDIX B-2**  
**TIRZ CREDIT CALCULATION**





Account No.	City	County	Hospital	College	Additional Property Taxes Collected	Sales Tax	Aggregate 2022-23 Allocated TIRZ Credit
42440180	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440198	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440201	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440210	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440228	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440236	\$784.26	\$398.52	\$248.99	\$150.54	\$78.57	\$0.00	\$1,660.88
42440244	\$740.35	\$376.21	\$235.05	\$142.11	\$94.25	\$0.00	\$1,587.98
42440252	\$848.00	\$430.91	\$269.23	\$162.77	\$55.81	\$0.00	\$1,766.72
42440261	\$770.28	\$391.41	\$244.55	\$147.85	\$83.57	\$0.00	\$1,637.67
42440279	\$855.96	\$434.95	\$271.76	\$164.30	\$52.97	\$0.00	\$1,779.94
42440287	\$859.48	\$436.74	\$272.88	\$164.98	\$51.71	\$0.00	\$1,785.79
42440295	\$768.17	\$390.34	\$243.89	\$147.45	\$84.32	\$0.00	\$1,634.17
42440309	\$768.18	\$390.35	\$243.89	\$147.45	\$84.31	\$0.00	\$1,634.19
42440317	\$855.96	\$434.95	\$271.76	\$164.30	\$52.97	\$0.00	\$1,779.94
42440325	\$850.99	\$432.43	\$270.18	\$163.35	\$54.74	\$0.00	\$1,771.69
42440333	\$848.58	\$431.21	\$269.42	\$162.88	\$55.60	\$0.00	\$1,767.69
42440341	\$122.52	\$62.26	\$38.90	\$23.52	\$314.89	\$0.00	\$562.08
42440350	\$846.97	\$430.39	\$268.90	\$162.58	\$56.18	\$0.00	\$1,765.01
42440368	\$847.46	\$430.63	\$269.06	\$162.67	\$56.00	\$0.00	\$1,765.82
42440376	\$850.99	\$432.43	\$270.18	\$163.35	\$54.74	\$0.00	\$1,771.69
42440384	\$848.58	\$431.21	\$269.42	\$162.88	\$55.60	\$0.00	\$1,767.69
42440392	\$848.58	\$431.21	\$269.42	\$162.88	\$55.60	\$0.00	\$1,767.69
42440406	\$335.00	\$170.23	\$106.36	\$64.30	\$239.01	\$0.00	\$914.91
42440414	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440422	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440431	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440449	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440457	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440465	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440473	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440481	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440490	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440503	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440511	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440520	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440538	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440546	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440554	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440562	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440571	\$876.95	\$445.62	\$278.42	\$168.33	\$45.47	\$0.00	\$1,814.80
42440589	\$887.72	\$451.09	\$281.84	\$170.40	\$41.62	\$0.00	\$1,832.68
42440597	\$950.96	\$483.23	\$301.92	\$182.53	\$19.04	\$0.00	\$1,937.68
42440601	\$880.65	\$447.50	\$279.60	\$169.04	\$44.15	\$0.00	\$1,820.94
42440619	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440627	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440635	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440643	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11

Account No.	City	County	Hospital	College	Additional Property Taxes Collected	Sales Tax	Aggregate 2022-23 Allocated TIRZ Credit
42440651	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440660	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440678	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440686	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440694	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440708	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440716	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440724	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440732	\$996.71	\$506.48	\$316.45	\$191.32	\$2.70	\$0.00	\$2,013.66
42440741	\$767.43	\$389.97	\$243.65	\$147.31	\$84.58	\$0.00	\$1,632.93
42440759	\$999.46	\$507.88	\$317.32	\$191.85	\$1.72	\$0.00	\$2,018.22
42440767	\$1,002.56	\$509.45	\$318.30	\$192.44	\$0.61	\$0.00	\$2,023.36
42440775	\$881.61	\$447.99	\$279.90	\$169.22	\$43.81	\$0.00	\$1,822.53
42440783	\$977.27	\$496.60	\$310.27	\$187.59	\$9.64	\$0.00	\$1,981.38
42440791	\$1,004.28	\$510.32	\$318.85	\$192.77	\$0.00	\$0.00	\$2,026.22
42440805	\$982.49	\$499.25	\$311.93	\$188.59	\$7.78	\$0.00	\$1,990.04
42440813	\$984.54	\$500.29	\$312.58	\$188.98	\$7.05	\$0.00	\$1,993.44
42440821	\$1,003.40	\$509.87	\$318.57	\$192.60	\$0.31	\$0.00	\$2,024.75
42440830	\$989.27	\$502.69	\$314.08	\$189.89	\$5.36	\$0.00	\$2,001.29
42440848	\$1,003.40	\$509.87	\$318.57	\$192.60	\$0.31	\$0.00	\$2,024.75
42440856	\$989.27	\$502.69	\$314.08	\$189.89	\$5.36	\$0.00	\$2,001.29
42440864	\$448.58	\$227.95	\$142.42	\$86.11	\$198.45	\$0.00	\$1,103.50
42440872	\$448.58	\$227.95	\$142.42	\$86.11	\$198.45	\$0.00	\$1,103.50
42440881	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42440899	\$517.59	\$263.01	\$164.33	\$99.35	\$173.81	\$0.00	\$1,218.09
42440902	\$1,038.33	\$527.62	\$329.66	\$199.31	\$180.96	\$0.00	\$2,275.88
42440911	\$1,089.64	\$553.70	\$345.95	\$209.15	\$162.63	\$0.00	\$2,361.07
42440929	\$1,173.16	\$596.14	\$372.46	\$225.19	\$132.81	\$0.00	\$2,499.75
42440937	\$985.86	\$500.96	\$313.00	\$189.23	\$199.70	\$0.00	\$2,188.75
42440945	\$1,040.18	\$528.56	\$330.25	\$199.66	\$180.30	\$0.00	\$2,278.95
42440953	\$1,139.01	\$578.78	\$361.62	\$218.63	\$145.00	\$0.00	\$2,443.05
42440961	\$1,023.33	\$520.00	\$324.89	\$196.43	\$186.32	\$0.00	\$2,250.96
42440970	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440988	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42440996	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441003	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441011	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441020	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441038	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441046	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441054	\$206.01	\$104.68	\$65.41	\$39.54	\$285.08	\$0.00	\$700.72
42441062	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441071	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441089	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441097	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441101	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11
42441119	\$144.21	\$73.28	\$45.79	\$27.68	\$307.15	\$0.00	\$598.11



Account No.	City	County	Hospital	College	Additional Property Taxes Collected	Sales Tax	Aggregate 2022-23 Allocated TIRZ Credit
42441593	\$144.21	\$73.28	\$45.79	\$27.68	\$384.39	\$0.00	\$675.35
42441607	\$142.62	\$72.47	\$45.28	\$27.38	\$384.96	\$0.00	\$672.72
42441615	\$142.62	\$72.47	\$45.28	\$27.38	\$384.96	\$0.00	\$672.72
42441623	\$144.21	\$73.28	\$45.79	\$27.68	\$384.39	\$0.00	\$675.35
42441631	\$142.62	\$72.47	\$45.28	\$27.38	\$384.96	\$0.00	\$672.72
42441640	\$142.62	\$72.47	\$45.28	\$27.38	\$384.96	\$0.00	\$672.72
42441658	\$122.58	\$62.29	\$38.92	\$23.53	\$392.12	\$0.00	\$639.43
42441666	\$122.58	\$62.29	\$38.92	\$23.53	\$392.12	\$0.00	\$639.43
42441674	\$122.58	\$62.29	\$38.92	\$23.53	\$392.12	\$0.00	\$639.43
42441682	\$122.58	\$62.29	\$38.92	\$23.53	\$392.12	\$0.00	\$639.43
42441691	\$122.58	\$62.29	\$38.92	\$23.53	\$392.12	\$0.00	\$639.43
42441704	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42441712	\$954.75	\$485.15	\$303.12	\$183.26	\$17.69	\$0.00	\$1,943.97
42441721	\$815.53	\$414.41	\$258.92	\$156.54	\$67.41	\$0.00	\$1,712.80
42441739	\$842.25	\$427.99	\$267.41	\$161.67	\$57.86	\$0.00	\$1,757.18
42441747	\$732.64	\$372.29	\$232.60	\$140.63	\$97.01	\$0.00	\$1,575.17
42441755	\$868.06	\$441.10	\$275.60	\$166.62	\$48.64	\$0.00	\$1,800.04
42441763	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42441771	\$882.73	\$448.56	\$280.26	\$169.44	\$236.53	\$0.00	\$2,017.51
42441780	\$952.44	\$483.98	\$302.39	\$182.82	\$211.63	\$0.00	\$2,133.26
42441798	\$993.72	\$504.95	\$315.49	\$190.74	\$196.89	\$0.00	\$2,201.80
42441801	\$990.44	\$503.29	\$314.45	\$190.11	\$198.06	\$0.00	\$2,196.35
42441810	\$1,140.51	\$579.55	\$362.10	\$218.92	\$144.47	\$0.00	\$2,445.54
42441828	\$1,039.48	\$528.21	\$330.02	\$199.53	\$180.54	\$0.00	\$2,277.79
42441836	\$1,082.03	\$549.83	\$343.53	\$207.69	\$165.35	\$0.00	\$2,348.43
42441844	\$1,014.85	\$515.69	\$322.20	\$194.80	\$189.34	\$0.00	\$2,236.88
42441852	\$895.82	\$455.21	\$284.41	\$171.95	\$231.85	\$0.00	\$2,039.25
42441861	\$983.42	\$499.72	\$312.23	\$188.77	\$200.57	\$0.00	\$2,184.71
42441879	\$918.17	\$466.57	\$291.51	\$176.24	\$223.87	\$0.00	\$2,076.36
42441887	\$1,179.25	\$599.23	\$374.40	\$226.35	\$130.63	\$0.00	\$2,509.86
42441895	\$1,110.18	\$564.13	\$352.47	\$213.10	\$155.30	\$0.00	\$2,395.17
42441909	\$978.48	\$497.21	\$310.66	\$187.82	\$202.33	\$0.00	\$2,176.50
42441917	\$1,062.72	\$540.02	\$337.40	\$203.99	\$172.25	\$0.00	\$2,316.37
42441925	\$928.64	\$471.89	\$294.83	\$178.25	\$220.13	\$0.00	\$2,093.74
42441933	\$1,130.72	\$574.57	\$358.99	\$217.04	\$147.96	\$0.00	\$2,429.29
42441941	\$1,119.63	\$568.94	\$355.47	\$214.91	\$151.92	\$0.00	\$2,410.88
42441950	\$1,089.83	\$553.80	\$346.01	\$209.19	\$162.56	\$0.00	\$2,361.40
42441968	\$895.82	\$455.21	\$284.41	\$171.95	\$231.85	\$0.00	\$2,039.25
42441976	\$1,000.75	\$508.53	\$317.73	\$192.09	\$194.38	\$0.00	\$2,213.48
42441984	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42441992	\$1,039.48	\$528.21	\$330.02	\$199.53	\$180.54	\$0.00	\$2,277.79
42442000	\$918.17	\$466.57	\$291.51	\$176.24	\$223.87	\$0.00	\$2,076.36
42442018	\$1,010.87	\$513.67	\$320.94	\$194.03	\$190.77	\$0.00	\$2,230.27
42442026	\$1,067.82	\$542.61	\$339.02	\$204.97	\$170.43	\$0.00	\$2,324.84
42442034	\$1,076.36	\$546.95	\$341.73	\$206.61	\$167.38	\$0.00	\$2,339.02
42442042	\$882.73	\$448.56	\$280.26	\$169.44	\$236.53	\$0.00	\$2,017.51
42442051	\$1,039.48	\$528.21	\$330.02	\$199.53	\$180.54	\$0.00	\$2,277.79





Account No.	City	County	Hospital	College	Additional Property Taxes Collected	Sales Tax	Aggregate 2022-23 Allocated TIRZ Credit
42442531	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42442549	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42442557	\$853.02	\$433.46	\$270.82	\$163.74	\$131.26	\$0.00	\$1,852.30
42442565	\$794.46	\$403.70	\$252.23	\$152.49	\$152.18	\$0.00	\$1,755.06
42442573	\$855.74	\$434.84	\$271.69	\$164.26	\$130.29	\$0.00	\$1,856.82
42442581	\$774.52	\$393.57	\$245.90	\$148.67	\$159.30	\$0.00	\$1,721.96
42442590	\$849.85	\$431.85	\$269.82	\$163.13	\$132.40	\$0.00	\$1,847.04
42442603	\$797.30	\$405.15	\$253.14	\$153.04	\$151.16	\$0.00	\$1,759.79
42442611	\$308.53	\$156.78	\$97.95	\$59.22	\$107.77	\$0.00	\$730.25
42442620	\$807.71	\$410.43	\$256.44	\$155.04	\$147.45	\$0.00	\$1,777.06
42442638	\$841.80	\$427.76	\$267.26	\$161.58	\$135.27	\$0.00	\$1,833.67
42442646	\$946.70	\$481.06	\$300.57	\$181.72	\$97.81	\$0.00	\$2,007.86
42442654	\$960.72	\$488.19	\$305.02	\$184.41	\$92.80	\$0.00	\$2,031.14
42442662	\$855.74	\$434.84	\$271.69	\$164.26	\$130.29	\$0.00	\$1,856.82
42442671	\$960.72	\$488.19	\$305.02	\$184.41	\$92.80	\$0.00	\$2,031.14
42442689	\$849.99	\$431.92	\$269.86	\$163.16	\$132.35	\$0.00	\$1,847.28
42442697	\$839.89	\$426.79	\$266.66	\$161.22	\$135.95	\$0.00	\$1,830.50
42442701	\$808.19	\$410.68	\$256.59	\$155.13	\$147.27	\$0.00	\$1,777.87
42442719	\$792.35	\$402.63	\$251.56	\$152.09	\$152.93	\$0.00	\$1,751.56
42442727	\$768.83	\$390.68	\$244.09	\$147.58	\$161.33	\$0.00	\$1,712.51
42739088	\$151,800.42	\$77,137.00	\$48,194.91	\$29,137.93	\$0.00	\$0.00	\$306,270.26
42442743	\$1,896.57	\$963.74	\$602.14	\$364.05	\$7,442.38	\$0.00	\$11,268.87
42442751	\$968.16	\$491.97	\$307.38	\$185.84	\$206.02	\$0.00	\$2,159.35
42442760	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42442778	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
00936863	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
42617187	\$746.07	\$379.11	\$236.87	\$143.21	\$101.41	\$0.00	\$1,606.67
42616423	\$446.71	\$226.99	\$141.82	\$85.74	\$58.42	\$0.00	\$959.69
<b>Total</b>	<b>\$330,963.00</b>	<b>\$168,178.00</b>	<b>\$105,077.00</b>	<b>\$63,528.00</b>	<b>\$69,353.00</b>	<b>\$27,100.00</b>	<b>\$764,199.00</b>

1 - Total TIRZ Credits are calculated for the District based on aggregate taxable values. The TIRZ Credits are then allocated to each parcel proportionally based on taxes paid. Excess TIRZ Credits generated above the gross Annual Assessment amounts for each parcel are reallocated across all other parcels.

**APPENDIX C**  
**PREPAID PARCELS**



**APPENDIX C**

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

**APPENDIX D**  
**PID ASSESSMENT NOTICE**

**Appendix D**

**Form of Homebuyer Disclosure**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF EULESS, 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 Euless, 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 the Euless Midtown 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.

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