

**GLEN CROSSING
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CELINA, TEXAS

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

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 9, 2022**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

GLEN CROSSING PUBLIC IMPROVEMENT DISTRICT

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

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I. INTRODUCTION

The G Bar 7 Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on April 12, 2016 to finance certain public improvement projects for the benefit of the property in the PID. On June 14, 2016, the City of Celina (the “City”) passed and approved Resolution No. 2016-31R changing the name of the PID to the Glen Crossing Public Improvement District.

On July 12, 2016, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Glen Crossing Public Improvement District Phase #1 Project) (the “Phase #1A Bonds”) in the aggregate principal amount of \$3,550,000. The Phase #1A were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phase #1 Reimbursement Agreement in the aggregate principal amount of \$2,175,000 were secured by Special Assessments.

On November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #1B Project) (the “Phase #1B Bonds”) in the aggregate principal amount of \$1,800,000 to fully reimburse the Developer for the unpaid balance of the Phase #1 Reimbursement Agreement. In addition, on November 13, 2018, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #2 Project) (the “Phase #2 Bonds”) in the aggregate principal amount of \$6,945,000 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 Phase #2 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 November 13, 2018, the City approved an amended and restated Service and Assessment Plan pursuant to Ordinance No. 2018-62 in conjunction with the issuance of the Phase #1B and Phase #2 Bonds (the “Amended and Restated Service and Assessment Plan”). Pursuant to the PID Act, the 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 “Annual Service Plan Update”).

The City also adopted an assessment roll for Phase #1 of the PID (the “Phase #1 Assessment Roll”) identifying the assessments on each Parcel of Phase #1 Assessed Property and an assessment roll for Phase #2 (the “Phase #2 Assessment Roll”), based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Phase #1 Assessment Roll and Phase #2 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 F and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID 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 situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

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

Capitalized terms not defined herein shall have the meanings assigned to such terms in the Amended and Restated Service and Assessment Plan.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #1 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #1.

According to the City, the Phase #1 Improvements were completed and accepted by the City on October 4, 2017. Table II-A on the following page summarizes the sources and uses of funds required to (1) construct the Phase #1 Improvements, (2) establish the PID, and (3) issue Phase #1 Bonds. The actual costs spent to date of the Phase #1 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of March 31, 2020. For additional Phase #1 development-related information, refer to the link below:

<https://emma.msrb.org/RE1329934-RE1036034-RE1443542.pdf>

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Table II-A
Updated Sources and Uses – Phase #1

Sources of Funds	Authorized Improvements (PID) ¹	Other Improvements (Non-PID) ¹	Total Amounts	Actual Amount ²	Variance
Phase #1 Bonds par amount	\$3,550,000	\$0	\$3,550,000	\$3,550,000	\$0
Phase #1B Bonds par amount	\$2,175,000	\$0	\$2,175,000	\$2,175,000	\$0
<i>Subtotal</i>	\$5,725,000	\$0	\$5,725,000	\$5,725,000	\$0
Other funding sources - Phase #1 Improvements	\$1,120,468	\$0	\$1,120,468	\$1,120,468	\$0
Total Sources for Phase #1 Improvements	\$6,845,468	\$0	\$6,845,468	\$6,845,468	\$0
Other funding sources - City Improvements	\$0	\$1,482,648	\$1,482,648	\$1,482,648	\$0
Other funding sources – Private Improvements and Ag reserve	\$0	\$1,271,213	\$1,271,213	\$1,271,213	\$0
Total Sources	\$6,845,468	\$2,753,861	\$9,599,329	\$9,599,329	\$0
Uses of Funds					
Authorized Improvements - Phase #1 Improvements					
Road improvements	\$1,501,138	\$0	\$1,501,138	\$1,501,138	\$0
Water distribution system improvements	\$572,950	\$0	\$572,950	\$572,950	\$0
Sanitary sewer improvements	\$691,366	\$0	\$691,366	\$691,366	\$0
Storm drainage improvements	\$1,377,040	\$0	\$1,377,040	\$1,377,040	\$0
Parks and open space improvements	\$512,950	\$0	\$512,950	\$512,950	\$0
Other soft and miscellaneous costs	\$1,303,524	\$0	\$1,303,524	\$1,303,524	\$0
<i>Subtotal</i>	\$5,958,968	\$0	\$5,958,968	\$5,958,968	\$0
City Improvements					
Road improvements	\$0	\$160,000	\$160,000	\$160,000	\$0
Water distribution system improvements	\$0	\$280,060	\$280,060	\$280,060	\$0
Sanitary sewer improvements	\$0	\$753,258	\$753,258	\$753,258	\$0
Other soft and miscellaneous costs	\$0	\$289,330	\$289,330	\$289,330	\$0
<i>Subtotal</i>	\$0	\$1,482,648	\$1,482,648	\$1,482,648	\$0
Private Improvements					
City debt issuance fee	\$0	\$226,850	\$226,850	\$226,850	\$0
NonBQ fee	\$0	\$40,310	\$40,310	\$40,310	\$0
Other private improvements	\$0	\$999,053	\$999,053	\$999,053	\$0
<i>Subtotal</i>	\$0	\$1,266,213	\$1,266,213	\$1,266,213	\$0
Costs of issuance					
Capitalized interest	\$181,785	\$0	\$181,785	\$181,785	\$0
Reserve fund	\$237,195	\$0	\$237,195	\$237,195	\$0
Ag exemption foreclosure reserve	\$0	\$5,000	\$5,000	\$5,000	\$0
PID establishment/operation & other costs of issuance	\$361,020	\$0	\$361,020	\$361,020	\$0
Underwriter's discount	\$106,500	\$0	\$106,500	\$106,500	\$0
<i>Subtotal</i>	\$886,500	\$5,000	\$891,500	\$891,500	\$0
Total Uses	\$6,845,468	\$2,753,861	\$9,599,329	\$9,599,329	\$0

1 – According to the Service and Assessment Plan passed and adopted on July 12, 2016.

2 – According to the Developer’s Quarterly Improvement Implementation Report dated as of March 31, 2020.

Phases #2 Sources and Uses

There have been no changes reported by the Developer to the revised estimated costs of the Authorized Improvements shown in the Amended and Restated Service and Assessment Plan for Phase #.

According to the Developer's Quarterly Improvement Implementation Report for Phase #2 dated as of June 30, 2021, the Phase #2A Improvements have been substantially completed and were accepted in July 2020 and the Phase #2B Improvements have been substantially completed and were accepted in June 2021.

Table II-B below summarizes the sources and uses of funds required to (1) construct the Phase #2 Improvements, (2) establish the PID, and (3) issue the Phases #2 Bonds. The actual costs spent to date for the Phase #2 Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of September 30, 2021. For additional Phases #2-3 development-related information, refer to the link below:

<https://emma.msrb.org/P11534012-P11185606-P11602579.pdf>

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Table II-B
Updated Sources and Uses – Phase #2

Sources of Funds	Authorized Improvements (PID) ¹	Other Improvements (Non-PID) ¹	Total Amounts ¹	Actual Amount ²	Variance
Phase #2 Bonds par amount	\$6,945,000	\$0	\$6,945,000	\$6,945,000	\$0
<i>Subtotal</i>	\$6,945,000	\$0	\$6,945,000	\$6,945,000	\$0
Other funding sources - Phase #2 Improvements	\$1,782,649	\$0	\$1,782,649	\$1,782,649	\$0
Total Sources for Phase #2 Improvements	\$8,727,649	\$0	\$8,727,649	\$8,727,649	\$0
Other funding sources - City Improvements	\$0	\$1,984,201	\$1,984,201	\$1,984,201	\$0
Other funding sources – Private Improvements and Ag reserve	\$0	\$5,000	\$5,000	\$5,000	\$0
Total Sources	\$8,727,649	\$1,989,201	\$10,716,850	\$10,716,850	\$0
Uses of Funds					
Authorized Improvements - Phase #2 Improvements					
Road improvements	\$2,408,192	\$0	\$2,408,192	\$2,408,192	\$0
Water distribution system improvements	\$425,441	\$0	\$425,441	\$425,441	\$0
Sanitary sewer improvements	\$367,092	\$0	\$367,092	\$367,092	\$0
Storm drainage improvements	\$1,602,124	\$0	\$1,602,124	\$1,602,124	\$0
Parks and open space improvements	\$936,851	\$0	\$936,851	\$936,851	\$0
Other soft and miscellaneous costs	\$1,607,116	\$0	\$1,607,116	\$1,607,116	\$0
<i>Subtotal</i>	\$7,346,816	\$0	\$7,346,816	\$7,346,816	\$0
City Improvements					
Road improvements	\$0	\$983,420	\$983,420	\$983,420	\$0
Water distribution system improvements	\$0	\$0	\$0	\$0	\$0
Sanitary sewer improvements	\$0	\$252,544	\$252,544	\$252,544	\$0
Trail system improvements	\$0	\$314,193	\$314,193	\$314,193	\$0
Other soft and miscellaneous costs	\$0	\$434,044	\$434,044	\$434,044	\$0
<i>Subtotal</i>	\$0	\$1,984,201	\$1,984,201	\$1,984,201	\$0
Private Improvements					
City debt issuance fee	\$0	\$0	\$0	\$0	\$0
NonBQ fee	\$0	\$0	\$0	\$0	\$0
Other private improvements	\$0	\$0	\$0	\$0	\$0
<i>Subtotal</i>	\$0	\$0	\$0	\$0	\$0
Costs of issuance					
Capitalized interest	\$283,720	\$0	\$283,720	\$283,720	\$0
Reserve fund	\$508,763	\$0	\$508,763	\$508,763	\$0
Ag exemption foreclosure reserve	\$0	\$5,000	\$5,000	\$5,000	\$0
PID establishment/operation & other costs of issuance	\$380,000	\$0	\$380,000	\$380,000	\$0
Underwriter's discount	\$208,350	\$0	\$208,350	\$208,350	\$0
<i>Subtotal</i>	\$1,380,833	\$5,000	\$1,385,833	\$1,385,833	\$0
Total Uses	\$8,727,649	\$1,989,201	\$10,716,850	\$10,716,850	\$0

1 – According to the Amended and Restated Service and Assessment Plan

2 – According to the Developer’s Quarterly Improvement Implementation Report dated as of June 30, 2021.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budgets for the Authorized Improvements are shown in Section II.A of this report and the Annual Installments expected to be collected for these costs is shown by Table II-C below.

Table II-C
Projected Annual Installments (2017-2028)

Assessment Year ending 09/01¹	Phase #1 Projected Annual Installments	Phase #2 Projected Annual Installments
2017-2022	\$1,786,794	\$1,659,273
2023	\$265,313	\$519,451
2024	\$421,810	\$571,506
2025	\$422,077	\$570,019
2026	\$422,120	\$573,275
2027	\$426,942	\$570,999
2028	\$426,305	\$573,466
Total	\$4,171,360	\$5,037,988

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, TIRZ credits, and capitalized interest. Assessment years 2024 through 2028 reflect projected Annual Installments, not inclusive of applicable credits, and are subject to change.

C. STATUS OF DEVELOPMENT

According to the City, one hundred fifty-seven (157) building permits have been issued for Phase #1 of the PID as of June 30, 2022, representing 98.74 percent of the total building permits expected to be issued within Phase #1.

According to the Developer, one hundred fifty-nine (159) homes are anticipated to be constructed in Phase #1 of the PID. See Table II-D on the following page for the status of completed homes as of June 30, 2022, according to certificate of occupancy issued by the City within Phase #1 of the PID.

Table II-D
Completed Homes – Phase #1

Status	As of September 30, 2019	As of June 30, 2020	As of June 30, 2021	As of June 30, 2022
Completed Homes ¹	96	123	146	150

¹ – According to certificate of occupancy issuance data provided by the City as of June 30, 2022.

According to the City, one hundred ninety-two (192) building permits have been issued for Phase #2 of the PID as of June 30, 2022, representing 97.46 percent of the total building permits expected to be issued within Phase #2.

According to the Developer, one hundred ninety-seven (197) homes are anticipated to be constructed in Phase #2 of the PID. See Table II-E below for the status of completed homes as of June 30, 2022, according to certificate of occupancy issued by the City within Phase #2 of the PID.

Table II-E
Completed Homes – Phase #2

Status	As of September 30, 2019	As of June 30, 2020	As of June 30, 2021	As of June 30, 2022
Completed Homes ¹	0	0	58	112

¹ – According to certificate of occupancy issuance data provided by the City as of June 30, 2022.

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

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1A Bonds and/or execution of the Phase #1 Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1A Bonds commencing with the issuance of the Phase #1A Bonds. The effective interest rate on the Phase #1A Bonds is 4.95 percent and the interest rate applicable to the Phase #1B Bonds is 5.35 percent for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1A Bonds and Phase #1B Bonds (4.95 percent and 5.35 percent, respectively) 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 due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as the TIRZ Credit, capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1A Bonds and Phase #1B Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2022-23

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

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Table II-F
Budget for the Phase #1 Annual Installments
to be Collected for 2022-23

Descriptions	Phase #1A Bonds	Phase 1B Bonds	Total
Interest payment on March 1, 2023	\$79,169	\$44,915	\$124,084
Interest payment on September 1, 2023	\$79,169	\$44,915	\$124,084
Principal payment on September 1, 2023	\$75,000	\$35,000	\$110,000
<i>Subtotal debt service on bonds</i>	<i>\$233,338</i>	<i>\$124,830</i>	<i>\$358,167</i>
Administrative Expenses	\$32,460	\$17,040	\$49,500
Excess Interest for Prepayment and Delinquency Reserves	\$15,980	\$8,389	\$24,369
Subtotal Expenses	\$281,778	\$150,259	\$432,036
Available TIRZ Credit	(\$101,708)	(\$53,393)	(\$155,101)
Available reserve fund credit	\$0	\$0	\$0
Available capitalized interest account	\$0	\$0	\$0
Available Administrative Expense account	\$0	\$0	\$0
<i>Subtotal funds available</i>	<i>(\$101,708)</i>	<i>(\$53,393)</i>	<i>(\$155,101)</i>
Annual Installments	\$180,070	\$96,866	\$276,936

Debt Service Payments

Annual Installments to be collected for principal and interest on the Phase #1A Bonds include interest due on March 1, 2023 in the amount of \$79,169 and on September 1, 2023 in the amount of \$79,169, which equal interest on the outstanding Assessments balance of \$3,196,043, for six months each at an effective interest rate of 4.95 percent. Annual Installments to be collected include a principal amount of \$75,000 due on September 1, 2023. As a result, total principal and interest due for the Phase #1A Bonds in 2022-23 is estimated to be \$233,338.

Annual Installments to be collected for principal and interest on the Phase #1B Bonds include interest due on March 1, 2023 in the amount of \$44,915 and September 1, 2023 in the amount of \$44,915, which equal interest on the outstanding Assessments balance of \$1,677,791 for six months each at an effective interest rate of 5.35 percent. Annual Installments to be collected include a principal amount of \$35,000 due on September 1, 2023. As a result, total principal and interest due for the Phase #1B Bonds in 2022-23 is estimated to be \$154,830.

Administrative Expenses

Administrative expenses for Phase #1 include the City, Trustee, Administrator, auditor, dissemination agent, and contingency. As shown in Table II-G on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$49,500.

Table II-G
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$30,000
Trustee	\$5,000
Auditor	\$1,000
Dissemination Agent	\$3,500
Contingency	\$5,000
Total	\$49,500

Excess Interest for Prepayment and Delinquency Reserve

Phase #1A Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$15,980, which equals 0.5 percent interest on the outstanding Phase #1A Bonds balance of \$3,196,043. Phase #1B Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$8,389, which equals 0.5 percent interest on the outstanding Phase #1B Bonds balance of \$1,667,834. The total Annual Installment amount to be collected for excess interest for prepayment and delinquency reserves is \$24,369.

Available TIRZ Credit

According to the Collin County Tax Assessor-Collector, the 2021 City property taxes collected from the Phase #1 Parcels was \$349,960 and the base year City property taxes collected from the Phase #1 Parcel was \$16. As a result, the 2021 TIRZ increment is \$349,876 and the 2022-23 TIRZ Credit was \$155,101. The TIRZ Credit amount shall be calculated separately for each Parcel and such TIRZ Credit amount shall be applied on a Parcel-by-Parcel basis. As a result, the TIRZ credit obligation for Phase #1 is \$155,101 as shown in Appendix D-2 of this report.

Available Reserve Fund Credit

As of June 30, 2022, there is not a significant balance above the reserve fund requirement. As a result, it is not anticipated to be any available reserve fund income to reduce the 2022-23 Annual Installment billed.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of June 30, 2021, the balance in the Administrative Expense Fund was \$16,152. The current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 2022-23 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

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 Phase #1A Bonds and Phase #1B Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 159 units representing 143.33 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1A Assessment balance as of June 30, 2022. As a result, the outstanding Phase #1A total Equivalent Units are 142.76 ($143.33 - 0.55 = 142.78$). Accordingly, the net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1A will be \$1,746.42 (i.e. $\$249,318 \div 142.78 = \$1,746.16$).

According to the Service and Assessment Plan, 159 units representing 143.33 total Equivalent Units are built within Phase #1 of the PID. One 50' Lot has prepaid a portion of its Phase #1B Assessment balance as of June 30, 2022. As a result, the outstanding Phase #1B total Equivalent Units are 142.86 ($143.33 - 0.45 = 142.88$). Accordingly, the net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1B will be \$940.24 (i.e. $\$133,219 \div 142.88 = \932.35).

The combined net principal, interest, prepayment and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit for Phase #1 will be \$2,678.94 ($\$1,746.16 + \$932.35 = \$2,678.51$).

Administrative Expenses will continue to be collected from all Parcels with an outstanding Assessment balance based on each Parcel's original Equivalent Unit. Administrative Expenses to be collected from each Equivalent Unit for Phase #1A will be \$345.35 (i.e. $\$49,500 \div 143.33 = \345.35). As a result, the total Annual Installment to be collected from each Equivalent Unit for Phase #1 will be \$3,023.86 (i.e. $\$2,678.51 + \$345.35 = \$3,023.86$) less a portion the applicable TIRZ Credit shown in Appendix D-1 for each Parcel within Phase #1. The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of \$3,023.86 by the total estimated Equivalent Units for each Parcel in Phase #1.

The Annual Installment due to be collected from each Land Use Class in Phase #1 for 2022-23 is shown in Table II-H on the following page.

Table II-H
Annual Installment Per Unit – Phase #1

Land Use Class	Equivalent Unit Factor	Annual Installment Per Unit ¹
60 Ft	1.00	\$3,023.86
50 Ft	0.83	\$2,519.88

1 – The Annual Installment per unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #1 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

F. ANNUAL BUDGET – PHASE #2

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 Phase #2 Bonds, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Bonds commencing with the issuance of the Phase #2 Bonds. The effective interest rate on the Phase #2 Bonds is 5.60 percent for 2022-23. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #2 Bonds (5.60 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 due for 2022-23, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment reserve and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phase #2 Annual Installments to be collected for 2022-23

The budget for Phase #2 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-I below.

Table II-I
Budget for the Phase #2 Annual Installments
to be Collected for 2022-23

Descriptions	<u>Phase #2</u> <u>Bonds</u>
Interest payment on March 1, 2023	\$183,610
Interest payment on September 1, 2023	\$183,610
Principal payment on September 1, 2023	\$130,000
<i>Subtotal debt service on bonds</i>	<i>\$497,220</i>
Administrative Expenses	\$42,500
Excess Interest for Prepayment and Delinquency Reserves	\$32,785
Subtotal Expenses	\$572,505
Available TIRZ Credit	(\$42,543)
Available reserve fund credit	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$42,543)</i>
Annual Installments	\$529,962

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2023 in the amount of \$183,610 and on September 1, 2023 in the amount of \$183,610, which equal interest on the outstanding Phase #2 Assessments balance of \$6,557,000 for six months each and an effective interest rate of 5.60 percent. Annual Installments to be collected include a principal amount of \$130,000 due on September 1, 2023. As a result, total debt service due for Phase #2 for principal and interest in 2022-23 is estimated to be equal to \$497,220.

Administrative Expenses

Administrative expenses include the City, Trustee, Administrator, auditor, and dissemination agent and contingency fees. As shown in Table II-J below, the total Phases #2 administrative expenses to be collected for 2022-23 are estimated to be \$42,500.

Table II-J
Administrative Budget Breakdown

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
City	\$5,000
PID Administrator	\$25,000
Trustee	\$2,500
Auditor	\$1,000
Dissemination Agent	\$1,500
Contingency	\$7,500
Total	\$42,500

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments to be collected for excess interest for prepayment and delinquency reserves in the amount of \$32,785 which equals 0.5 percent interest on the outstanding Phase #2 Assessments balance of \$6,557,00.

Available TIRZ Credit

According to the Collin County Tax Assessor-Collector, the 2021 City property taxes collected from the Phase #2 Parcels was \$120,582 and the base year City property taxes collected from the Phase #2 Parcel was \$24,937. As a result, the 2021 TIRZ increment is \$95,645 and the 2022-23 TIRZ Credit was \$42,543. This TIRZ Credit amount is allocated to each Parcel within Phase #2 with a current outstanding Assessment balance that generated the TIRZ Revenues in 2022 as shown in Appendix E-2.

Available Reserve Fund Income

As of June 30, 2022, there is not a significant balance above the reserve fund requirement. As a result, it is not anticipated to be any available reserve fund income to reduce the 2022-23 Annual Installment billed.

Available Capitalized Interest Account

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

Available Administrative Expense Account

As of June 30, 2022, the balance in the Administrative Expense Fund was \$31,104. Approximately \$31,104 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 2022-23 Annual Installment.

G. ANNUAL INSTALLMENTS PER UNIT - PHASE #2

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #2 Bonds, to fund the Prepayment Reserve and Delinquency reserve described in the Service and Assessment Plan, and to cover Administrative Expenses of Phase #2.

According to the Developer, 197 units representing 178.17 total Equivalent Units are estimated to be built within Phase #2 of the PID. One 60' Lot has prepaid a portion of its Phase #2 Assessment balance as of June 30, 2022. As a result, the outstanding Phase #2 total Equivalent Units are 177.41 ($178.17 - 0.76 = 177.41$). Accordingly, the net principal, interest, prepayment reserve, and delinquency reserve portion of Annual Installment to be collected from each Equivalent Unit will be \$2,987.47 (i.e. $\$530,005 \div 177.41 = \$2,987.47$) and the Administrative Expenses to be collected from each Equivalent Unit will be \$238.54 [i.e. $(\$42,500 \div 178.17 = \$238.54)$]. As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #2 will be \$3,226.01 (i.e. $\$2,987.47 + \$238.54 = \$3,226.01$). The Annual Installment to be collected from each Parcel within Phase #2 is calculated by multiplying the Annual Installment for each Equivalent Unit of \$3,225.78 by the total estimated Equivalent Units for each Parcel in Phase #2.

The Annual Installment due to be collected from each Land Use Class in Phase #2 for 2022-23 is shown in Table II-K on the following page.

Table II-K
Annual Installment Per Unit – Phase #2

Land Use Class	Equivalent Unit Factor	Annual Installment Per Unit¹
60 Ft	1.00	\$3,226.01
50 Ft	0.83	\$2,688.35

1 – The Annual Installment per unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 of the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2022-23 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

H. BOND REDEMPTION RELATED UPDATES

Phase #1A Bonds

The Phase #1A Bonds were issued in August 2016. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #1A Bonds, the City reserves the right and option to redeem the Phase #1A Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2026**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1A Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #1B Bonds

The issuance of the Phase #1B Bonds was approved in November 2018. Pursuant to Section 4.4 of the Trust Indenture relating to the Phase #1B Bonds, the City reserves the right and option to redeem the Phase #1B Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #1B Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Phase #2 Bonds

The issuance of the Phase #2 Bonds was approved in November 2018. Pursuant to Section 4.3 of the Trust Indenture relating to the Phase #2 Bonds, the City reserves the right and option to redeem the Phase #2 Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **September 1, 2028**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Phase #2 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market

conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The 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.

Assessment Methodology

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

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IV. UPDATE OF THE ASSESSMENT ROLL

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

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

The summary of updated Assessment Rolls is shown in Appendix D-1 and E-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

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

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated Equivalent Units to be built on each newly subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the 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 Collin Central Appraisal District, the Phase #1 plat was recorded on February 20, 2018. Phase #1 was completely subdivided in 2018.

According to the Developer and Collin Central Appraisal District, 119 Lots in Phase #2A were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat was recorded in November of 2020 and the Assessments were allocated proportionally according to Lot Type.

According to the Developer and Collin Central Appraisal District, 78 Lots in Phase #2B were subdivided from Parcel 2739465 in Phase #2 of the PID in 2021. The final plat recorded in June of 2021 and the Assessments were allocated proportionally according to Lot Type. See Table IV-A below for details regarding the Phase #2B subdivision.

Table IV-A
Phase #2B Parcel Subdivision

Prior to Subdivision				After Subdivision						
Parcel	Estimated No. of Units	Total EUs	Total Outstanding Phase #2 Assessment	Parcels	Lot Size	Estimated No. of Units	EU Factor	Total EUs	Assessment per Unit	Total Outstanding Phase #2 Assessment
				Various	60	84	1.00	84.00	\$36,803	\$3,091,420
Total	197	178.17	\$6,557,000			197		178.17		\$6,557,000

B. PREPAYMENT OF ASSESSMENTS

There has been one partial Assessment prepayment within Phase #1 and one partial Assessment prepayment within Phase #2 as of July 31, 2022. See Appendix B for additional information regarding prepaid Assessments.

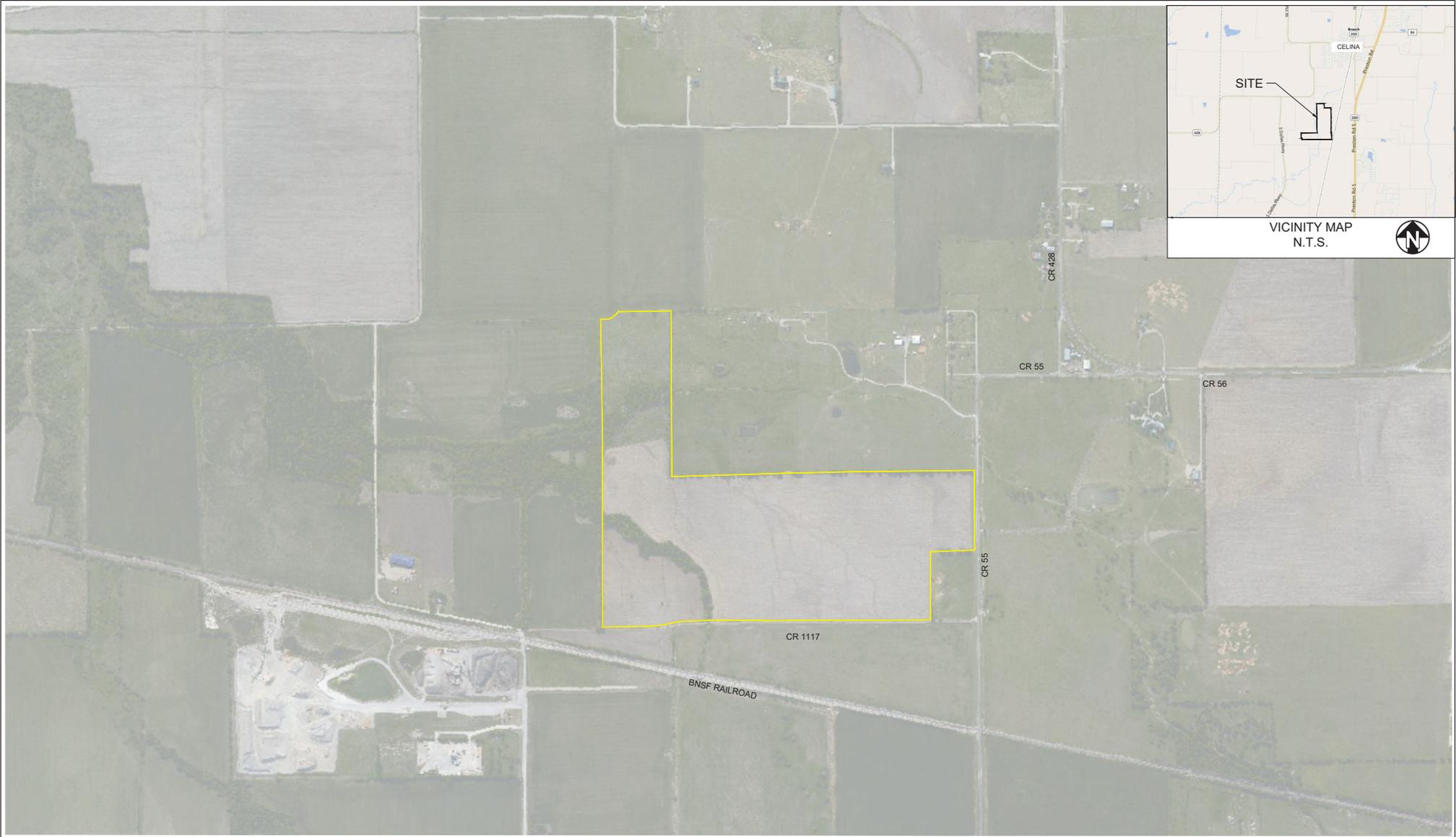
According to the Trustee, an extraordinary optional redemption of the Phase #1 Bonds, in the aggregate amount of \$13,000, occurred July 1, 2022, based on prepaid Phase #1 Assessments received. Additionally, an extraordinary optional redemption of the Phase #1B Bonds, in the aggregate amount of \$7,000, occurred July 1, 2022, based on prepaid Phase #1B Assessments received.

According to the Trustee, an extraordinary optional redemption of the Phase #2 Bonds, in the aggregate amount of \$28,000, occurred July 1, 2022, based on prepaid Phase #2 Assessments received.

The complete Assessment Roll is available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

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APPENDIX A
PID MAP



G Bar 7
EXHIBIT B - PROPERTY DEPICTION
CELINA, TX
06.29.15





G Bar 7
 PHASE I BOUNDARY EXHIBIT
 CELINA, TX
 04.01.16



APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial
Phase #1	2768005	07/2019	\$20,000	Partial
Phase #2	2822404	12/2021	\$28,000	Partial

APPENDIX C
ASSESSED VALUE BY PHASE

Appendix C
Glen Crossing Public Improvement District
Value Per Phase

Phase	Parcels	2022 Value^{3,4}
Phase #1 ¹	168	\$69,831,910
Phase #2 ²	198	\$52,289,953
Total	366	\$122,121,863

1 - Parcels include one hundred and fifty-nine residential lots and nine open space lots.

2 - Parcels include one hundred and ninety-seven residential lots and one open space lots.

3 - Parcel values are in accordance with Collin Central Appraisal District online records as of July 20, 2022.

4 - Values shown reflect the 2022 certified values. Does not include any confidential parcels.

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix D-1
Phase #1 Assessment Roll Summary - 2021-22

Parcel	No. of Units	Lot Size	Total Equivalent Units for Ph.	Total Equivalent Units for	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment and Delinquency	TIRZ Credit	Annual Installment
2767929	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$145.90)	\$2,877.96
2767931	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$223.17)	\$2,800.69
2767932	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$816.35)	\$2,207.51
2767933	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$953.25)	\$2,070.61
2767934	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,074.40)	\$1,949.46
2767935	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$233.80)	\$2,790.06
2767936	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,202.05)	\$1,821.82
2767937	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$971.15)	\$2,052.72
2767938	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,276.40)	\$1,747.46
2767939	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,195.68)	\$1,828.19
2767940	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$894.35)	\$1,625.53
2767941	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,013.43)	\$1,506.46
2767942	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,115.98)	\$1,403.90
2767943	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$932.50)	\$1,587.39
2767944	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$407.48)	\$2,112.41
2767945	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$850.72)	\$1,669.16
2767946	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,004.91)	\$1,514.97
2767947	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$974.17)	\$1,545.71
2767948	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$936.39)	\$1,583.50
2767949	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$951.62)	\$1,568.27
2767950	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,089.93)	\$1,429.95
2767951	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,192.59)	\$1,327.29
2767952	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,133.20)	\$1,386.69
2767953	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$918.64)	\$1,601.24
2767954	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$802.49)	\$1,717.39
2767955	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$180.66)	\$2,339.22
2767956	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$212.55)	\$2,307.33
2767957	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,249.64)	\$1,774.22
2767958	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,117.08)	\$1,906.78
2767959	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,052.14)	\$1,971.72
2767960	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,217.80)	\$1,806.07
2767961	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,107.61)	\$1,412.27
2767962	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$940.98)	\$1,578.91
2767963	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$974.90)	\$1,544.99
2767964	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,058.61)	\$1,461.28
2767965	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$397.14)	\$2,122.74
2767966	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2767967	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,264.10)	\$1,759.76
2767968	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$870.19)	\$1,649.69
2767969	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,024.32)	\$1,495.57
2767970	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,239.07)	\$1,280.82
2767971	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$856.23)	\$1,663.66
2767972	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,119.70)	\$1,400.18
2767973	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,008.61)	\$1,511.28
2767974	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,013.89)	\$1,505.99
2767975	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,024.88)	\$1,495.00
2767976	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$925.20)	\$1,594.68
2767977	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$967.46)	\$1,552.42
2767978	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,035.65)	\$1,484.23
2767979	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$938.98)	\$1,580.90
2767980	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,155.58)	\$1,364.31
2767981	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$815.32)	\$1,704.56
2767982	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,271.71)	\$1,752.15
2767983	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,210.65)	\$1,813.21
2767984	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,107.22)	\$1,916.64
2767985	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,179.37)	\$1,844.49
2767986	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$975.40)	\$2,048.46
2767987	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,018.43)	\$2,005.43
2767988	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,138.46)	\$1,885.40
2767989	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,262.81)	\$1,761.06
2767990	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,324.77)	\$1,699.09
2767991	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,178.89)	\$1,844.97
2767992	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,168.13)	\$1,855.73
2767993	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,168.41)	\$1,855.46
2767994	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,197.45)	\$1,826.41
2767995	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,101.77)	\$1,922.09
2767996	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,164.75)	\$1,859.11
2767997	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,066.20)	\$1,957.66
2767998	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,183.20)	\$1,840.67
2767999	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,171.63)	\$1,852.23
2768000	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,148.12)	\$1,875.74
2768001	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,272.79)	\$1,751.07
2768002	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$970.68)	\$2,053.18
2768003	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,136.06)	\$1,887.80
2768004	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,015.43)	\$1,504.46
2768005	1	50'	0.28	0.38	0.83	\$10,795	794.44	287.79	53.98	(\$836.87)	\$299.34
2768006	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,084.40)	\$1,435.48
2768007	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,018.18)	\$1,501.71
2768008	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,036.22)	\$1,483.66
2768009	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$406.39)	\$2,113.50
2768010	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,078.82)	\$1,441.06
2768011	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,027.61)	\$1,492.28
2768012	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,024.71)	\$1,495.18

Parcel	No. of Units	Lot Size	Total Equivalent Units for Ph.	Total Equivalent Units for	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Administrative Expenses	Excess Interest for Prepayment and Delinquency	TIRZ Credit	Annual Installment
2768013	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,105.79)	\$1,918.07
2768014	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,176.23)	\$1,847.64
2768015	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,112.93)	\$1,910.93
2768016	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,128.18)	\$1,391.71
2768017	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$434.90)	\$2,084.99
2768018	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$958.55)	\$1,561.34
2768019	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$949.62)	\$1,570.26
2768020	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$818.61)	\$1,701.27
2768021	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$932.11)	\$1,587.78
2768022	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,089.52)	\$1,430.36
2768023	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$479.10)	\$2,040.79
2768024	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,028.51)	\$1,491.38
2768025	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$963.25)	\$1,556.63
2768026	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$981.77)	\$1,538.12
2768027	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,103.82)	\$1,416.06
2768028	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,038.52)	\$1,481.36
2768029	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$410.85)	\$2,109.04
2768030	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$969.45)	\$1,550.44
2768031	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$615.47)	\$1,904.41
2768032	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$966.83)	\$1,553.05
2768033	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,082.17)	\$1,437.71
2768034	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$965.61)	\$1,554.28
2768035	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$931.79)	\$1,588.09
2768036	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$894.18)	\$1,625.71
2768037	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$963.13)	\$1,556.75
2768038	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$505.35)	\$2,014.54
2768039	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,080.46)	\$1,439.42
2768040	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$497.19)	\$2,022.70
2768041	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$859.68)	\$1,660.21
2768042	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$570.30)	\$1,949.58
2768043	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,033.64)	\$1,486.25
2768044	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$813.74)	\$1,706.14
2768045	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$846.19)	\$1,673.69
2768046	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,088.36)	\$1,431.53
2768047	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,013.89)	\$1,505.99
2768048	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,032.13)	\$1,487.75
2768049	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$804.68)	\$1,715.21
2768050	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,252.54)	\$1,267.35
2768051	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,117.19)	\$1,402.69
2768052	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$789.22)	\$1,730.67
2768053	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$853.51)	\$1,666.38
2768054	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$934.96)	\$1,584.92
2768055	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$827.88)	\$1,692.01
2768056	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,032.32)	\$1,487.56
2768057	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$589.97)	\$1,929.92
2768058	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$969.85)	\$1,550.03
2768059	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$747.00)	\$1,772.89
2768060	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,186.32)	\$1,333.57
2768061	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$509.46)	\$2,010.43
2768062	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$959.13)	\$1,560.75
2768063	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$964.39)	\$1,555.49
2768064	1	50'	0.83	0.83	0.83	\$28,439	\$2,089.90	\$287.79	\$142.19	(\$1,007.98)	\$1,511.91
2768065	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,061.52)	\$1,962.35
2768066	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,130.32)	\$1,893.54
2768067	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$65.35)	\$2,958.51
2768068	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,001.79)	\$2,022.07
2768069	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,135.67)	\$1,888.19
2768070	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,173.59)	\$1,850.27
2768071	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,194.10)	\$1,829.76
2768072	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,179.31)	\$1,844.55
2768073	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,170.62)	\$1,853.25
2768074	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,160.61)	\$1,863.25
2768075	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,108.27)	\$1,915.59
2768076	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$587.38)	\$2,436.48
2768077	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,044.25)	\$1,979.61
2768078	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,196.31)	\$1,827.55
2768079	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,138.33)	\$1,885.53
2768080	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,174.51)	\$1,849.35
2768081	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768082	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,206.35)	\$1,817.51
2768083	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,104.50)	\$1,919.36
2768084	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,199.18)	\$1,824.68
2768085	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,167.62)	\$1,856.24
2768086	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,469.21)	\$1,554.65
2768087	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,162.58)	\$1,861.28
2768088	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,034.37)	\$1,989.49
2768089	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,139.64)	\$1,884.22
2768090	1	60'	1.00	1.00	1.00	\$34,127	\$2,507.88	\$345.35	\$170.63	(\$1,082.83)	\$1,941.04
2768091	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768092	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768093	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768094	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768095	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768096	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2768097	0	N/A	0.00	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	159		142.78	142.88	143.33	\$4,873,834	\$358,167	\$49,500	\$24,369	(\$155,101)	\$276,936

APPENDIX D-2
PHASE #1 TIRZ CALCULATION – 2022-23

Appendix D-2
TIRZ Credit Calculation - Phase #1
2022-23

Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2767929	\$328.13	\$0.11	\$328.02	(\$145.90)
2767931	\$501.84	\$0.11	\$501.73	(\$223.17)
2767932	\$1,835.42	\$0.11	\$1,835.31	(\$816.35)
2767933	\$2,143.21	\$0.11	\$2,143.10	(\$953.25)
2767934	\$2,415.58	\$0.11	\$2,415.47	(\$1,074.40)
2767935	\$525.74	\$0.11	\$525.63	(\$233.80)
2767936	\$2,702.55	\$0.11	\$2,702.44	(\$1,202.05)
2767937	\$2,183.44	\$0.11	\$2,183.33	(\$971.15)
2767938	\$2,869.71	\$0.11	\$2,869.60	(\$1,276.40)
2767939	\$2,688.23	\$0.11	\$2,688.12	(\$1,195.68)
2767940	\$2,010.78	\$0.09	\$2,010.69	(\$894.35)
2767941	\$2,278.48	\$0.09	\$2,278.39	(\$1,013.43)
2767942	\$2,509.05	\$0.09	\$2,508.96	(\$1,115.98)
2767943	\$2,096.53	\$0.09	\$2,096.44	(\$932.50)
2767944	\$916.18	\$0.09	\$916.09	(\$407.48)
2767945	\$1,912.68	\$0.09	\$1,912.59	(\$850.72)
2767946	\$2,259.34	\$0.09	\$2,259.25	(\$1,004.91)
2767947	\$2,190.23	\$0.09	\$2,190.14	(\$974.17)
2767948	\$2,105.28	\$0.09	\$2,105.19	(\$936.39)
2767949	\$2,139.52	\$0.09	\$2,139.43	(\$951.62)
2767950	\$2,450.48	\$0.09	\$2,450.39	(\$1,089.93)
2767951	\$2,681.28	\$0.09	\$2,681.19	(\$1,192.59)
2767952	\$2,547.75	\$0.09	\$2,547.66	(\$1,133.20)
2767953	\$2,065.38	\$0.09	\$2,065.29	(\$918.64)
2767954	\$1,804.26	\$0.09	\$1,804.17	(\$802.49)
2767955	\$406.25	\$0.09	\$406.16	(\$180.66)
2767956	\$477.95	\$0.09	\$477.86	(\$212.55)
2767957	\$2,809.56	\$0.11	\$2,809.45	(\$1,249.64)
2767958	\$2,511.54	\$0.11	\$2,511.43	(\$1,117.08)
2767959	\$2,365.54	\$0.11	\$2,365.43	(\$1,052.14)
2767960	\$2,737.96	\$0.11	\$2,737.85	(\$1,217.80)
2767961	\$2,490.22	\$0.09	\$2,490.13	(\$1,107.61)
2767962	\$2,115.60	\$0.09	\$2,115.51	(\$940.98)
2767963	\$2,191.86	\$0.09	\$2,191.77	(\$974.90)
2767964	\$2,380.05	\$0.09	\$2,379.96	(\$1,058.61)
2767965	\$1,190.56	\$0.09	\$1,190.47	(\$397.14)
2767966	\$6.45	\$0.00	\$0.00	\$0.00
2767967	\$2,842.06	\$0.11	\$2,841.95	(\$1,264.10)
2767968	\$1,956.46	\$0.09	\$1,956.37	(\$870.19)
2767969	\$2,302.96	\$0.09	\$2,302.87	(\$1,024.32)
2767970	\$2,785.76	\$0.09	\$2,785.67	(\$1,239.07)
2767971	\$1,925.06	\$0.09	\$1,924.97	(\$856.23)
2767972	\$2,517.41	\$0.09	\$2,517.32	(\$1,119.70)
2767973	\$2,267.64	\$0.09	\$2,267.55	(\$1,008.61)
2767974	\$2,279.53	\$0.09	\$2,279.44	(\$1,013.89)
2767975	\$2,304.23	\$0.09	\$2,304.14	(\$1,024.88)
2767976	\$2,080.13	\$0.09	\$2,080.04	(\$925.20)

Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2767977	\$2,175.14	\$0.09	\$2,175.05	(\$967.46)
2767978	\$2,328.45	\$0.09	\$2,328.36	(\$1,035.65)
2767979	\$2,111.11	\$0.09	\$2,111.02	(\$938.98)
2767980	\$2,598.06	\$0.09	\$2,597.97	(\$1,155.58)
2767981	\$1,833.10	\$0.09	\$1,833.01	(\$815.32)
2767982	\$2,859.18	\$0.11	\$2,859.07	(\$1,271.71)
2767983	\$2,721.90	\$0.11	\$2,721.79	(\$1,210.65)
2767984	\$2,489.36	\$0.11	\$2,489.25	(\$1,107.22)
2767985	\$2,651.57	\$0.11	\$2,651.46	(\$1,179.37)
2767986	\$2,193.00	\$0.11	\$2,192.89	(\$975.40)
2767987	\$2,289.75	\$0.11	\$2,289.64	(\$1,018.43)
2767988	\$2,559.60	\$0.11	\$2,559.49	(\$1,138.46)
2767989	\$2,839.15	\$0.11	\$2,839.04	(\$1,262.81)
2767990	\$2,978.46	\$0.11	\$2,978.35	(\$1,324.77)
2767991	\$2,650.49	\$0.11	\$2,650.38	(\$1,178.89)
2767992	\$2,626.30	\$0.11	\$2,626.19	(\$1,168.13)
2767993	\$2,626.92	\$0.11	\$2,626.81	(\$1,168.41)
2767994	\$2,692.22	\$0.11	\$2,692.11	(\$1,197.45)
2767995	\$2,477.11	\$0.11	\$2,477.00	(\$1,101.77)
2767996	\$2,618.70	\$0.11	\$2,618.59	(\$1,164.75)
2767997	\$2,397.14	\$0.11	\$2,397.03	(\$1,066.20)
2767998	\$2,660.17	\$0.11	\$2,660.06	(\$1,183.20)
2767999	\$2,634.17	\$0.11	\$2,634.06	(\$1,171.63)
2768000	\$2,581.32	\$0.11	\$2,581.21	(\$1,148.12)
2768001	\$2,861.59	\$0.11	\$2,861.48	(\$1,272.79)
2768002	\$2,182.40	\$0.11	\$2,182.29	(\$970.68)
2768003	\$2,554.20	\$0.11	\$2,554.09	(\$1,136.06)
2768004	\$2,282.98	\$0.09	\$2,282.89	(\$1,015.43)
2768005	\$1,881.54	\$0.09	\$1,881.45	(\$836.87)
2768006	\$2,438.05	\$0.09	\$2,437.96	(\$1,084.40)
2768007	\$2,289.16	\$0.09	\$2,289.07	(\$1,018.18)
2768008	\$2,329.73	\$0.09	\$2,329.64	(\$1,036.22)
2768009	\$913.73	\$0.09	\$913.64	(\$406.39)
2768010	\$2,425.50	\$0.09	\$2,425.41	(\$1,078.82)
2768011	\$2,310.36	\$0.09	\$2,310.27	(\$1,027.61)
2768012	\$2,303.84	\$0.09	\$2,303.75	(\$1,024.71)
2768013	\$2,486.15	\$0.11	\$2,486.04	(\$1,105.79)
2768014	\$2,644.50	\$0.11	\$2,644.39	(\$1,176.23)
2768015	\$2,502.21	\$0.11	\$2,502.10	(\$1,112.93)
2768016	\$2,536.46	\$0.09	\$2,536.37	(\$1,128.18)
2768017	\$977.83	\$0.09	\$977.74	(\$434.90)
2768018	\$2,155.10	\$0.09	\$2,155.01	(\$958.55)
2768019	\$2,135.03	\$0.09	\$2,134.94	(\$949.62)
2768020	\$1,840.49	\$0.09	\$1,840.40	(\$818.61)
2768021	\$2,095.66	\$0.09	\$2,095.57	(\$932.11)
2768022	\$2,449.56	\$0.09	\$2,449.47	(\$1,089.52)
2768023	\$1,077.20	\$0.09	\$1,077.11	(\$479.10)
2768024	\$2,312.38	\$0.09	\$2,312.29	(\$1,028.51)
2768025	\$2,165.67	\$0.09	\$2,165.58	(\$963.25)
2768026	\$2,207.30	\$0.09	\$2,207.21	(\$981.77)

Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2768027	\$2,481.70	\$0.09	\$2,481.61	(\$1,103.82)
2768028	\$2,334.90	\$0.09	\$2,334.81	(\$1,038.52)
2768029	\$923.76	\$0.09	\$923.67	(\$410.85)
2768030	\$2,179.60	\$0.09	\$2,179.51	(\$969.45)
2768031	\$1,383.80	\$0.09	\$1,383.71	(\$615.47)
2768032	\$2,173.73	\$0.09	\$2,173.64	(\$966.83)
2768033	\$2,433.03	\$0.09	\$2,432.94	(\$1,082.17)
2768034	\$2,170.97	\$0.09	\$2,170.88	(\$965.61)
2768035	\$2,094.95	\$0.09	\$2,094.86	(\$931.79)
2768036	\$2,010.38	\$0.09	\$2,010.29	(\$894.18)
2768037	\$2,165.40	\$0.09	\$2,165.31	(\$963.13)
2768038	\$1,136.21	\$0.09	\$1,136.12	(\$505.35)
2768039	\$2,429.19	\$0.09	\$2,429.10	(\$1,080.46)
2768040	\$1,117.87	\$0.09	\$1,117.78	(\$497.19)
2768041	\$1,932.82	\$0.09	\$1,932.73	(\$859.68)
2768042	\$1,282.25	\$0.09	\$1,282.16	(\$570.30)
2768043	\$2,323.92	\$0.09	\$2,323.83	(\$1,033.64)
2768044	\$1,829.55	\$0.09	\$1,829.46	(\$813.74)
2768045	\$1,902.50	\$0.09	\$1,902.41	(\$846.19)
2768046	\$2,446.94	\$0.09	\$2,446.85	(\$1,088.36)
2768047	\$2,279.53	\$0.09	\$2,279.44	(\$1,013.89)
2768048	\$2,320.53	\$0.09	\$2,320.44	(\$1,032.13)
2768049	\$1,809.17	\$0.09	\$1,809.08	(\$804.68)
2768050	\$2,816.05	\$0.09	\$2,815.96	(\$1,252.54)
2768051	\$2,511.76	\$0.09	\$2,511.67	(\$1,117.19)
2768052	\$1,774.41	\$0.09	\$1,774.32	(\$789.22)
2768053	\$1,918.95	\$0.09	\$1,918.86	(\$853.51)
2768054	\$2,102.07	\$0.09	\$2,101.98	(\$934.96)
2768055	\$1,861.33	\$0.09	\$1,861.24	(\$827.88)
2768056	\$2,320.96	\$0.09	\$2,320.87	(\$1,032.32)
2768057	\$1,326.46	\$0.09	\$1,326.37	(\$589.97)
2768058	\$2,180.51	\$0.09	\$2,180.42	(\$969.85)
2768059	\$1,679.49	\$0.09	\$1,679.40	(\$747.00)
2768060	\$2,667.17	\$0.09	\$2,667.08	(\$1,186.32)
2768061	\$1,145.45	\$0.09	\$1,145.36	(\$509.46)
2768062	\$2,156.41	\$0.09	\$2,156.32	(\$959.13)
2768063	\$2,168.24	\$0.09	\$2,168.15	(\$964.39)
2768064	\$2,266.23	\$0.09	\$2,266.14	(\$1,007.98)
2768065	\$2,386.61	\$0.11	\$2,386.50	(\$1,061.52)
2768066	\$2,541.30	\$0.11	\$2,541.19	(\$1,130.32)
2768067	\$587.81	\$0.11	\$587.70	(\$65.35)
2768068	\$2,252.34	\$0.11	\$2,252.23	(\$1,001.79)
2768069	\$2,553.33	\$0.11	\$2,553.22	(\$1,135.67)
2768070	\$2,638.57	\$0.11	\$2,638.46	(\$1,173.59)
2768071	\$2,684.68	\$0.11	\$2,684.57	(\$1,194.10)
2768072	\$2,651.44	\$0.11	\$2,651.33	(\$1,179.31)
2768073	\$2,631.89	\$0.11	\$2,631.78	(\$1,170.62)
2768074	\$2,609.39	\$0.11	\$2,609.28	(\$1,160.61)
2768075	\$2,491.72	\$0.11	\$2,491.61	(\$1,108.27)
2768076	\$1,760.85	\$0.11	\$1,760.74	(\$587.38)

Account No.	2021 City Taxes Collected	Base Yr Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2768077	\$2,347.80	\$0.11	\$2,347.69	(\$1,044.25)
2768078	\$2,689.65	\$0.11	\$2,689.54	(\$1,196.31)
2768079	\$2,559.30	\$0.11	\$2,559.19	(\$1,138.33)
2768080	\$2,640.64	\$0.11	\$2,640.53	(\$1,174.51)
2768081	\$22.58	\$0.00	\$0.00	\$0.00
2768082	\$2,712.22	\$0.11	\$2,712.11	(\$1,206.35)
2768083	\$2,483.25	\$0.11	\$2,483.14	(\$1,104.50)
2768084	\$2,696.10	\$0.11	\$2,695.99	(\$1,199.18)
2768085	\$2,625.15	\$0.11	\$2,625.04	(\$1,167.62)
2768086	\$3,303.19	\$0.11	\$3,303.08	(\$1,469.21)
2768087	\$2,613.82	\$0.11	\$2,613.71	(\$1,162.58)
2768088	\$2,325.59	\$0.11	\$2,325.48	(\$1,034.37)
2768089	\$2,562.26	\$0.11	\$2,562.15	(\$1,139.64)
2768090	\$2,434.52	\$0.11	\$2,434.41	(\$1,082.83)
2768091	\$6.45	\$0.00	\$0.00	\$0.00
2768092	\$6.45	\$0.00	\$0.00	\$0.00
2768093	\$6.45	\$0.00	\$0.00	\$0.00
2768094	\$6.45	\$0.00	\$0.00	\$0.00
2768095	\$6.45	\$0.00	\$0.00	\$0.00
2768096	\$6.45	\$0.00	\$0.00	\$0.00
2768097	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$349,959.73	\$15.66	\$349,876.34	(\$155,100.76)

APPENDIX E-1
PHASE #2 ASSESSMENT ROLL SUMMARY – 2022-23

Appendix E-1
Phase #2 Assessment Roll Summary - 2021-22

Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2822214	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$237.24)	\$2,451.11
2822216	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$402.61)	\$2,285.74
2822217	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$204.71)	\$2,483.64
2822218	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$942.82)	\$1,745.52
2822219	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$193.83)	\$2,494.51
2822220	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822221	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$393.96)	\$2,294.39
2822222	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$297.14)	\$2,391.21
2822223	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822224	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$152.08)	\$2,536.27
2822225	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$649.27)	\$2,039.08
2822226	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$573.91)	\$2,114.44
2822227	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$500.87)	\$2,187.48
2822228	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$267.92)	\$2,420.43
2822229	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$271.00)	\$2,417.34
2822232	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822233	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$152.36)	\$2,535.98
2822234	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$854.89)	\$1,833.45
2822235	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$698.26)	\$1,990.09
2822236	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$516.60)	\$2,171.75
2822237	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822238	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$427.10)	\$2,261.24
2822239	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$479.25)	\$2,209.10
2822211	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$902.85)	\$2,323.16
2822245	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$132.90)	\$3,093.11
2822247	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$115.73)	\$3,110.29
2822248	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$115.73)	\$3,110.29
2822249	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$476.33)	\$2,749.68
2822250	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$462.84)	\$2,763.18
2822251	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$115.73)	\$3,110.29
2822252	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$473.13)	\$2,752.88
2822253	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$968.28)	\$2,257.73
2822255	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$124.32)	\$3,101.70
2822257	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$115.73)	\$3,110.29
2822258	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$590.40)	\$2,635.62
2822259	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$471.25)	\$2,754.76
2822260	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$659.58)	\$2,566.44
2822261	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$554.26)	\$2,671.76
2822262	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$1,154.64)	\$2,071.37
2822263	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$353.54)	\$2,872.47
2822264	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$132.90)	\$3,093.11
2822276	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822286	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$203.30)	\$2,485.05
2822287	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$447.79)	\$2,240.56
2822288	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822289	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822290	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822291	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822292	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822293	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$163.37)	\$2,524.97
2822294	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$1,022.45)	\$1,665.89
2822295	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$191.01)	\$2,497.34
2822310	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$474.14)	\$2,214.21
2822311	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$487.69)	\$2,200.65
2822312	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$194.85)	\$2,493.49
2822313	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822314	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$89.97)	\$3,136.04
2822329	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$238.48)	\$2,987.54
2822330	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$141.49)	\$3,084.53
2822331	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$132.90)	\$3,093.11
2822332	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$297.92)	\$2,928.09
2822333	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$806.16)	\$2,419.85

Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2822334	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$927.46)	\$2,298.56
2822337	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$141.49)	\$3,084.53
2822338	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$1,173.20)	\$2,052.82
2822339	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$1,223.40)	\$2,002.62
2822340	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$132.90)	\$3,093.11
2822341	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$132.90)	\$3,093.11
2822342	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$132.90)	\$3,093.11
2822343	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$811.07)	\$2,414.94
2822344	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$89.97)	\$3,136.04
2822345	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$89.97)	\$3,136.04
2822346	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$124.32)	\$3,101.70
2822355	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$339.39)	\$2,886.63
2822356	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$115.73)	\$3,110.29
2822357	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$89.97)	\$3,136.04
2822358	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$476.04)	\$2,749.97
2822359	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822360	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822361	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822362	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822363	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$561.50)	\$2,126.85
2822364	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$579.05)	\$2,109.30
2822365	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$943.90)	\$1,744.44
2822366	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$124.32)	\$2,564.03
2822368	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$415.91)	\$2,272.44
2822369	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$393.50)	\$2,294.84
2822370	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822371	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822372	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822373	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$395.45)	\$2,292.89
2822374	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$228.68)	\$2,459.66
2822375	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822376	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$245.92)	\$2,442.42
2822377	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822378	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$216.79)	\$2,471.56
2822379	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$383.40)	\$2,304.95
2822380	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$160.58)	\$2,527.76
2822381	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$154.95)	\$2,533.39
2822382	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822383	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822384	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822387	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822388	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822389	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822390	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$155.27)	\$2,533.08
2822391	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822392	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822393	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822394	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$89.97)	\$2,598.37
2822395	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$464.42)	\$2,223.93
2822397	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$89.97)	\$3,136.04
2822400	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$89.97)	\$3,136.04
2822401	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$707.47)	\$2,518.55
2822402	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$710.98)	\$2,515.03
2822403	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$124.32)	\$3,101.70
2822404	1	60	0.24	1.00	\$8,960	\$679.42	\$44.80	\$238.54	(\$132.90)	\$829.86
2822405	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$1,085.51)	\$2,140.51
2822406	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$1,007.25)	\$2,218.77
2841081	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$44.14)	\$2,644.20
2841082	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$44.14)	\$2,644.20
2841065	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$44.14)	\$2,644.20
2841080	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$44.14)	\$2,644.20
2841083	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$44.14)	\$2,644.20
2841067	1	50	0.83	0.83	\$30,800	\$2,335.56	\$154.00	\$198.78	(\$44.14)	\$2,644.20

Account No.	No. of Units	Lot Size	Total Equivalent Units for Ph. #2	Total Equivalent Units for Admin. Expenses	Total Assessment	Annual Assessment	Additional Interest for Prepayment & Delinquency Reserves	Administrative Expenses	TIRZ Credit	Total Annual Installment
2841034	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841053	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841033	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841052	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841051	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841032	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841050	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841049	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841048	1	60	1.00	1.00	\$36,960	\$2,802.67	\$184.80	\$238.54	(\$44.14)	\$3,181.87
2841073	0	N/A	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	197		177.41	178.17	\$6,557,000	\$497,220	\$32,785	\$42,500	(\$42,543)	\$529,962

APPENDIX E-2
PHASE #2 TIRZ CREDIT CALCULATION – 2022-23

Appendix E-2
TIRZ Credit Calculation - Phase #2
2022-23

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2822214	\$659.21	\$125.85	\$533.36	(\$237.24)
2822216	\$1,030.99	\$125.85	\$905.14	(\$402.61)
2822217	\$586.08	\$125.85	\$460.23	(\$204.71)
2822218	\$2,245.51	\$125.85	\$2,119.66	(\$942.82)
2822219	\$561.63	\$125.85	\$435.78	(\$193.83)
2822220	\$328.13	\$125.85	\$202.28	(\$89.97)
2822221	\$1,011.55	\$125.85	\$885.70	(\$393.96)
2822222	\$793.87	\$125.85	\$668.02	(\$297.14)
2822223	\$328.13	\$125.85	\$202.28	(\$89.97)
2822224	\$467.75	\$125.85	\$341.90	(\$152.08)
2822225	\$1,585.53	\$125.85	\$1,459.68	(\$649.27)
2822226	\$1,416.11	\$125.85	\$1,290.26	(\$573.91)
2822227	\$1,251.90	\$125.85	\$1,126.05	(\$500.87)
2822228	\$728.18	\$125.85	\$602.33	(\$267.92)
2822229	\$735.12	\$125.85	\$609.27	(\$271.00)
2822232	\$328.13	\$125.85	\$202.28	(\$89.97)
2822233	\$468.39	\$125.85	\$342.54	(\$152.36)
2822234	\$2,047.82	\$125.85	\$1,921.97	(\$854.89)
2822235	\$1,695.67	\$125.85	\$1,569.82	(\$698.26)
2822236	\$1,287.27	\$125.85	\$1,161.42	(\$516.60)
2822237	\$328.13	\$125.85	\$202.28	(\$89.97)
2822238	\$1,086.06	\$125.85	\$960.21	(\$427.10)
2822239	\$1,203.29	\$125.85	\$1,077.44	(\$479.25)
2822211	\$2,155.65	\$125.85	\$2,029.80	(\$902.85)
2822245	\$424.64	\$125.85	\$298.79	(\$132.90)
2822247	\$386.03	\$125.85	\$260.18	(\$115.73)
2822248	\$386.03	\$125.85	\$260.18	(\$115.73)
2822249	\$1,196.74	\$125.85	\$1,070.89	(\$476.33)
2822250	\$1,166.40	\$125.85	\$1,040.55	(\$462.84)
2822251	\$386.03	\$125.85	\$260.18	(\$115.73)
2822252	\$1,189.55	\$125.85	\$1,063.70	(\$473.13)
2822253	\$2,302.75	\$125.85	\$2,176.90	(\$968.28)
2822255	\$405.34	\$125.85	\$279.49	(\$124.32)
2822257	\$386.03	\$125.85	\$260.18	(\$115.73)
2822258	\$1,453.18	\$125.85	\$1,327.33	(\$590.40)
2822259	\$1,185.32	\$125.85	\$1,059.47	(\$471.25)
2822260	\$1,608.71	\$125.85	\$1,482.86	(\$659.58)
2822261	\$1,371.93	\$125.85	\$1,246.08	(\$554.26)
2822262	\$2,721.72	\$125.85	\$2,595.87	(\$1,154.64)
2822263	\$920.68	\$125.85	\$794.83	(\$353.54)
2822264	\$424.64	\$125.85	\$298.79	(\$132.90)
2822276	\$328.13	\$125.85	\$202.28	(\$89.97)
2822286	\$582.91	\$125.85	\$457.06	(\$203.30)
2822287	\$1,132.57	\$125.85	\$1,006.72	(\$447.79)
2822288	\$328.13	\$125.85	\$202.28	(\$89.97)
2822289	\$328.13	\$125.85	\$202.28	(\$89.97)

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2822290	\$328.13	\$125.85	\$202.28	(\$89.97)
2822291	\$328.13	\$125.85	\$202.28	(\$89.97)
2822292	\$328.13	\$125.85	\$202.28	(\$89.97)
2822293	\$493.15	\$125.85	\$367.30	(\$163.37)
2822294	\$2,424.53	\$125.85	\$2,298.68	(\$1,022.45)
2822295	\$555.28	\$125.85	\$429.43	(\$191.01)
2822310	\$1,191.81	\$125.85	\$1,065.96	(\$474.14)
2822311	\$1,222.28	\$125.85	\$1,096.43	(\$487.69)
2822312	\$563.92	\$125.85	\$438.07	(\$194.85)
2822313	\$328.13	\$125.85	\$202.28	(\$89.97)
2822314	\$328.13	\$125.85	\$202.28	(\$89.97)
2822329	\$662.00	\$125.85	\$536.15	(\$238.48)
2822330	\$443.94	\$125.85	\$318.09	(\$141.49)
2822331	\$424.64	\$125.85	\$298.79	(\$132.90)
2822332	\$795.64	\$125.85	\$669.79	(\$297.92)
2822333	\$1,938.26	\$125.85	\$1,812.41	(\$806.16)
2822334	\$2,210.96	\$125.85	\$2,085.11	(\$927.46)
2822337	\$443.94	\$125.85	\$318.09	(\$141.49)
2822338	\$2,763.43	\$125.85	\$2,637.58	(\$1,173.20)
2822339	\$2,876.29	\$125.85	\$2,750.44	(\$1,223.40)
2822340	\$424.64	\$125.85	\$298.79	(\$132.90)
2822341	\$424.64	\$125.85	\$298.79	(\$132.90)
2822342	\$424.64	\$125.85	\$298.79	(\$132.90)
2822343	\$1,949.30	\$125.85	\$1,823.45	(\$811.07)
2822344	\$328.13	\$125.85	\$202.28	(\$89.97)
2822345	\$328.13	\$125.85	\$202.28	(\$89.97)
2822346	\$405.34	\$125.85	\$279.49	(\$124.32)
2822355	\$888.86	\$125.85	\$763.01	(\$339.39)
2822356	\$386.03	\$125.85	\$260.18	(\$115.73)
2822357	\$328.13	\$125.85	\$202.28	(\$89.97)
2822358	\$1,196.09	\$125.85	\$1,070.24	(\$476.04)
2822359	\$328.13	\$125.85	\$202.28	(\$89.97)
2822360	\$328.13	\$125.85	\$202.28	(\$89.97)
2822361	\$328.13	\$125.85	\$202.28	(\$89.97)
2822362	\$328.13	\$125.85	\$202.28	(\$89.97)
2822363	\$1,388.21	\$125.85	\$1,262.36	(\$561.50)
2822364	\$1,427.67	\$125.85	\$1,301.82	(\$579.05)
2822365	\$2,247.93	\$125.85	\$2,122.08	(\$943.90)
2822366	\$405.34	\$125.85	\$279.49	(\$124.32)
2822368	\$1,060.90	\$125.85	\$935.05	(\$415.91)
2822369	\$1,010.52	\$125.85	\$884.67	(\$393.50)
2822370	\$328.13	\$125.85	\$202.28	(\$89.97)
2822371	\$328.13	\$125.85	\$202.28	(\$89.97)
2822372	\$328.13	\$125.85	\$202.28	(\$89.97)
2822373	\$1,014.91	\$125.85	\$889.06	(\$395.45)
2822374	\$639.98	\$125.85	\$514.13	(\$228.68)
2822375	\$328.13	\$125.85	\$202.28	(\$89.97)
2822376	\$678.73	\$125.85	\$552.88	(\$245.92)
2822377	\$328.13	\$125.85	\$202.28	(\$89.97)
2822378	\$613.23	\$125.85	\$487.38	(\$216.79)
2822379	\$987.81	\$125.85	\$861.96	(\$383.40)
2822380	\$486.87	\$125.85	\$361.02	(\$160.58)
2822381	\$474.22	\$125.85	\$348.37	(\$154.95)

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2822382	\$328.13	\$125.85	\$202.28	(\$89.97)
2822383	\$328.13	\$125.85	\$202.28	(\$89.97)
2822384	\$328.13	\$125.85	\$202.28	(\$89.97)
2822387	\$328.13	\$125.85	\$202.28	(\$89.97)
2822388	\$328.13	\$125.85	\$202.28	(\$89.97)
2822389	\$328.13	\$125.85	\$202.28	(\$89.97)
2822390	\$474.92	\$125.85	\$349.07	(\$155.27)
2822391	\$328.13	\$125.85	\$202.28	(\$89.97)
2822392	\$328.13	\$125.85	\$202.28	(\$89.97)
2822393	\$328.13	\$125.85	\$202.28	(\$89.97)
2822394	\$328.13	\$125.85	\$202.28	(\$89.97)
2822395	\$1,169.95	\$125.85	\$1,044.10	(\$464.42)
2822397	\$328.13	\$125.85	\$202.28	(\$89.97)
2822400	\$328.13	\$125.85	\$202.28	(\$89.97)
2822401	\$1,716.38	\$125.85	\$1,590.53	(\$707.47)
2822402	\$1,724.28	\$125.85	\$1,598.43	(\$710.98)
2822403	\$405.34	\$125.85	\$279.49	(\$124.32)
2822404	\$424.64	\$125.85	\$298.79	(\$132.90)
2822405	\$2,566.29	\$125.85	\$2,440.44	(\$1,085.51)
2822406	\$2,390.35	\$125.85	\$2,264.50	(\$1,007.25)
2841081	\$226.95	\$127.70	\$99.25	(\$44.14)
2841082	\$226.95	\$127.70	\$99.25	(\$44.14)
2841065	\$226.95	\$127.70	\$99.25	(\$44.14)
2841080	\$226.95	\$127.70	\$99.25	(\$44.14)
2841083	\$226.95	\$127.70	\$99.25	(\$44.14)
2841067	\$226.95	\$127.70	\$99.25	(\$44.14)
2841079	\$226.95	\$127.70	\$99.25	(\$44.14)
2841084	\$226.95	\$127.70	\$99.25	(\$44.14)
2841068	\$226.95	\$127.70	\$99.25	(\$44.14)
2841078	\$226.95	\$127.70	\$99.25	(\$44.14)
2841085	\$226.95	\$127.70	\$99.25	(\$44.14)
2841069	\$226.95	\$127.70	\$99.25	(\$44.14)
2841077	\$226.95	\$127.70	\$99.25	(\$44.14)
2841086	\$226.95	\$127.70	\$99.25	(\$44.14)
2841070	\$226.95	\$127.70	\$99.25	(\$44.14)
2841076	\$226.95	\$127.70	\$99.25	(\$44.14)
2841071	\$226.95	\$127.70	\$99.25	(\$44.14)
2841074	\$226.95	\$127.70	\$99.25	(\$44.14)
2841072	\$226.95	\$127.70	\$99.25	(\$44.14)
2841105	\$226.95	\$127.70	\$99.25	(\$44.14)
2841026	\$226.95	\$127.70	\$99.25	(\$44.14)
2841024	\$226.95	\$127.70	\$99.25	(\$44.14)
2841028	\$226.95	\$127.70	\$99.25	(\$44.14)
2841027	\$226.95	\$127.70	\$99.25	(\$44.14)
2841025	\$226.95	\$127.70	\$99.25	(\$44.14)
2841095	\$226.95	\$127.70	\$99.25	(\$44.14)
2841062	\$226.95	\$127.70	\$99.25	(\$44.14)
2841087	\$226.95	\$127.70	\$99.25	(\$44.14)
2841063	\$226.95	\$127.70	\$99.25	(\$44.14)
2841088	\$226.95	\$127.70	\$99.25	(\$44.14)
2841064	\$226.95	\$127.70	\$99.25	(\$44.14)

Account No.	2021 City Taxes Collected	Base Year Taxes	2021-22 TIRZ Increments	2022-23 TIRZ Credit
2841089	\$226.95	\$127.70	\$99.25	(\$44.14)
2841090	\$226.95	\$127.70	\$99.25	(\$44.14)
2841029	\$226.95	\$127.70	\$99.25	(\$44.14)
2841030	\$226.95	\$127.70	\$99.25	(\$44.14)
2841031	\$226.95	\$127.70	\$99.25	(\$44.14)
2841047	\$226.95	\$127.70	\$99.25	(\$44.14)
2841097	\$226.95	\$127.70	\$99.25	(\$44.14)
2841046	\$226.95	\$127.70	\$99.25	(\$44.14)
2841098	\$226.95	\$127.70	\$99.25	(\$44.14)
2841044	\$226.95	\$127.70	\$99.25	(\$44.14)
2841099	\$226.95	\$127.70	\$99.25	(\$44.14)
2841100	\$226.95	\$127.70	\$99.25	(\$44.14)
2841101	\$226.95	\$127.70	\$99.25	(\$44.14)
2841102	\$226.95	\$127.70	\$99.25	(\$44.14)
2841091	\$226.95	\$127.70	\$99.25	(\$44.14)
2841092	\$226.95	\$127.70	\$99.25	(\$44.14)
2841093	\$226.95	\$127.70	\$99.25	(\$44.14)
2841096	\$226.95	\$127.70	\$99.25	(\$44.14)
2841094	\$226.95	\$127.70	\$99.25	(\$44.14)
2841104	\$226.95	\$127.70	\$99.25	(\$44.14)
2841103	\$226.95	\$127.70	\$99.25	(\$44.14)
2841061	\$226.95	\$127.70	\$99.25	(\$44.14)
2841043	\$226.95	\$127.70	\$99.25	(\$44.14)
2841060	\$226.95	\$127.70	\$99.25	(\$44.14)
2841042	\$226.95	\$127.70	\$99.25	(\$44.14)
2841059	\$226.95	\$127.70	\$99.25	(\$44.14)
2841041	\$226.95	\$127.70	\$99.25	(\$44.14)
2841058	\$226.95	\$127.70	\$99.25	(\$44.14)
2841040	\$226.95	\$127.70	\$99.25	(\$44.14)
2841057	\$226.95	\$127.70	\$99.25	(\$44.14)
2841039	\$226.95	\$127.70	\$99.25	(\$44.14)
2841056	\$226.95	\$127.70	\$99.25	(\$44.14)
2841038	\$226.95	\$127.70	\$99.25	(\$44.14)
2841037	\$226.95	\$127.70	\$99.25	(\$44.14)
2841055	\$226.95	\$127.70	\$99.25	(\$44.14)
2841036	\$226.95	\$127.70	\$99.25	(\$44.14)
2841035	\$226.95	\$127.70	\$99.25	(\$44.14)
2841054	\$226.95	\$127.70	\$99.25	(\$44.14)
2841034	\$226.95	\$127.70	\$99.25	(\$44.14)
2841053	\$226.95	\$127.70	\$99.25	(\$44.14)
2841033	\$226.95	\$127.70	\$99.25	(\$44.14)
2841052	\$226.95	\$127.70	\$99.25	(\$44.14)
2841051	\$226.95	\$127.70	\$99.25	(\$44.14)
2841032	\$226.95	\$127.70	\$99.25	(\$44.14)
2841050	\$226.95	\$127.70	\$99.25	(\$44.14)
2841049	\$226.95	\$127.70	\$99.25	(\$44.14)
2841048	\$226.95	\$127.70	\$99.25	(\$44.14)
2841073	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$120,581.53	\$24,936.99	\$95,644.54	(\$42,542.69)

1- The 2022-23 TIRZ Credits for parent Parcel 2739465 have been equivalently allocated to each subdivided Phase #2B parcel that contains a leived assessment.

APPENDIX F
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, 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 Celina, 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 Glen Crossing 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.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas