

**RUDMAN TRACT  
PUBLIC IMPROVEMENT DISTRICT  
TOWN OF LITTLE ELM, TEXAS**

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

**AS APPROVED BY TOWN COUNCIL ON:  
AUGUST 16, 2022**

**PREPARED BY:**

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

# **RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT**

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

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## *I. INTRODUCTION*

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The Rudman Tract Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the Town Council on October 18, 2016 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town approved reimbursement obligations to finance the public improvements provided for the benefit of the property in the PID. Phase #1 Reimbursement Agreement in the aggregate principal amount of \$7,300,000 (the “Phase #1 Reimbursement Agreement”) and Phase #2 Major Improvements Reimbursement Agreement in the aggregate principal amount of \$2,075,000 (the “Phase #2 Major Improvements Reimbursement Agreement”) are secured by Assessments.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the Town identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On May 18, 2021, the Service and Assessment Plan was updated for Phase #2 Direct Improvements (the “Updated Service and Assessment Plan”), and a reimbursement agreement was executed in the amount of \$9,160,000 (the “Phase #2 Direct Improvements Reimbursement Agreement”) to finance the costs of the Phase #2 Direct Improvements.

Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2022-23 (the “Annual Service Plan Update”).

The Town also adopted assessment rolls (the “Assessment Rolls”) identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 2022-23.

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

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in

the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms used herein shall have the meanings defined in the Updated Service and Assessment Plan, unless specified otherwise herein.

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## ***II. UPDATE OF THE SERVICE PLAN***

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### **A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS**

#### *Phase #1 Authorized Improvements Sources and Uses*

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Authorized Improvements were equal to \$9,393,393, including \$6,297,658 in Phase #1 direct costs and \$2,867,610 in Phase #1 Major Improvement costs. As provided by the Kimberly-Horn & Associates (the “Project Engineer”), the actual costs of the Authorized Improvements were equal to \$7,586,530, including, representing a decrease of \$1,806,863 from the initial total estimated costs.

According to the Developer’s Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #1 Improvements were completed and accepted by the Town in May 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to construct the Authorized Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

<https://emma.msrb.org/IssueView/Details/ES379221>

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

<b>Sources of Funds</b>	<b>Initial Estimated Budget <sup>1</sup></b>	<b>Actual Costs<sup>2</sup></b>	<b>Variance</b>
Par amount	\$7,300,000	\$7,300,000	\$0
Other funding sources	\$2,093,393	\$286,530	(\$1,806,863)
<b>Total Sources</b>	<b>\$9,393,393</b>	<b>\$7,586,530</b>	<b>(\$1,806,863)</b>
<b>Uses of Funds</b>			
<i>Phase #1 Improvements</i>			
Roadway improvements	\$2,165,227	\$2,336,210	\$170,983
Water distribution system improvements	\$840,020	\$833,195	(\$6,825)
Sanitary sewer improvements	\$730,300	\$719,611	(\$10,689)
Storm drainage improvements	\$1,464,831	\$876,954	(\$587,877)
Other soft and miscellaneous costs	\$1,097,280	\$831,139	(\$266,141)
<i>Subtotal: Phase #1 Improvements</i>	<i>\$6,297,658</i>	<i>\$5,597,110</i>	<i>(\$700,548)</i>
<i>Phase #1 Major Improvements</i>			
Roadway improvements	\$1,006,491	\$580,555	(\$425,936)
Water distribution system improvements	\$507,871	\$187,483	(\$320,388)
Sanitary sewer improvements	\$369,698	\$515,262	\$145,564
Storm drainage improvements	\$317,755	\$118,278	(\$199,477)
Other soft and miscellaneous costs	\$665,795	\$359,717	(\$306,078)
<i>Subtotal: Phase #1 Major Improvements</i>	<i>\$2,867,610</i>	<i>\$1,761,296</i>	<i>(\$1,106,314)</i>
Estimated PID establishment related costs	\$228,125	\$228,125	\$0
<b>Total Uses</b>	<b>\$9,393,393</b>	<b>\$7,586,530</b>	<b>(\$1,806,863)</b>

1 – According to the Service and Assessment Plan dated April 4, 2017.

2 – According to information provided by the Project Engineer on August 5, 2020.

*Authorized Improvement Area Cost Variances*

As stated in Table II-A-1 above, there are significant variances to the Phase #1 Authorized Improvement aggregate budget. The Project Engineer has confirmed that the original budget line items accounted for significant contingency which was not needed. As a result, there was a net decrease in actual costs.

## Phase #2 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Phase #2 Major Improvements were equal to \$2,167,026. As provided by the Project Engineer, the actual costs of the Phase #2 Major Improvements were equal to \$1,328,697, including, representing a decrease of \$838,329 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #2 Major Improvements were completed and accepted by the Town in May 2017.

Table II-A-2 below summarizes the updated sources and uses of funds required to construct the Phase #2 Major Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

<https://emma.msrb.org/RE1362354-RE1058879-RE1468369.pdf>

**Table II-A-2**  
**Updated Sources and Uses – Phase #2 Major Improvements**

<b>Sources of Funds</b>	<b>Initial Estimated Budget <sup>1</sup></b>	<b>Actual Costs<sup>2</sup></b>	<b>Variance</b>
Par amount	\$2,075,000	\$1,365,000	(\$710,000)
Other funding sources	\$393,901	\$265,572	(\$128,329)
<b>Total Sources</b>	<b>\$2,468,901</b>	<b>\$1,630,572</b>	<b>(\$838,329)</b>
<b>Uses of Funds</b>			
<i>Phase #2 Major Improvements</i>			
Roadway improvements	\$760,596	\$437,963	(\$322,633)
Water distribution system improvements	\$383,793	\$141,435	(\$242,359)
Sanitary sewer improvements	\$279,378	\$388,707	\$109,329
Storm drainage improvements	\$240,124	\$89,227	(\$150,897)
Other soft and miscellaneous costs	\$503,135	\$271,366	(\$231,769)
<i>Subtotal: Phase #1 Major Improvements</i>	<i>\$2,167,026</i>	<i>\$1,328,697</i>	<i>(\$838,329)</i>
Estimated PID establishment related costs	\$301,875	\$301,875	\$0
<b>Total Uses</b>	<b>\$2,468,901</b>	<b>\$1,630,572</b>	<b>(\$838,329)</b>

1 – According to the Service and Assessment Plan dated April 4, 2017.

2 – According to information provided by the Project Engineer on August 5, 2020.

### Phase #2 Major Improvements Cost Variances

As stated in Table II-A-2 on the previous page, there are significant variances to the Phase #2 Major Improvements aggregate budget. The project engineer has confirmed that the original budget line items included substantial contingency that was subsequently determined as excessive. As a result of this determination, \$710,000 in excess funds were used to permanently reduce Phase #2 Major Improvements Reimbursement Agreement balance on March 1, 2020, resulting in a net decrease in total actual costs.

### Phase #2 Direct Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on May 18, 2021, the initial total estimated costs of the Phase #2 Direct Improvements were equal to \$9,261,884. As provided by the Project Engineer, the actual costs of the Phase #2 Direct Improvements remain unchanged from the initial total estimated costs as of July 28, 2022.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Direct Improvements as shown in the Updated Service and Assessment Plan.

**Table II-A-3**  
**Updated Sources and Uses – Phase #2 Direct Improvements**

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Amount Spent to Date	Remaining Balance
Phase #2 Direct Improvements Reimbursement Agreement	\$9,160,000	\$0	\$9,160,000	\$0	\$9,160,000
<u>Other funding sources</u>					
Developer contributions	\$101,884	\$0	\$101,884	\$0	\$101,884
<i>Subtotal: Other funding sources</i>	<i>\$101,884</i>	<i>\$0</i>	<i>\$101,884</i>	<i>\$0</i>	<i>\$101,884</i>
<b>Total Sources</b>	<b>\$9,261,884</b>	<b>\$0</b>	<b>\$9,261,884</b>	<b>\$0</b>	<b>\$9,261,884</b>
<b>Uses of Funds</b>					
<u>Phase #2 Direct Improvements</u>					
Road Improvements including Right-of-way	\$4,351,483	\$0	\$4,351,483	\$0	\$4,351,483
Water Distribution System Improvements	\$673,280	\$0	\$673,280	\$0	\$673,280
Sanitary Sewer Improvements	\$1,931,897	\$0	\$1,931,897	\$0	\$1,931,897
Storm Drainage Improvements	\$1,108,974	\$0	\$1,108,974	\$0	\$1,108,974
Other Soft and Miscellaneous Costs	\$1,196,250	\$0	\$1,196,250	\$0	\$1,196,250
<b>Total Uses</b>	<b>\$9,261,884</b>	<b>\$0</b>	<b>\$9,261,884</b>	<b>\$0</b>	<b>\$9,261,884</b>

1 – According to the Project Engineer as of July 28, 2022.



Phase #2 Direct Improvements Cost Variances

As stated in Table II-A-3 on the previous page, there are no significant variances to the Phase #2 Direct Improvements aggregate budget.

**B. FIVE YEAR SERVICE PLAN**

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

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

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

**Table II-B-1**  
**Projected Annual Installments (2017-2028)**

<b>Assessment Year ending 09/01</b>	<b>Projected Annual Installments Phase #1<sup>1</sup></b>	<b>Projected Annual Installments Phase #2 Major Improvements<sup>1</sup></b>	<b>Projected Annual Installments Phase #2 Direct Improvements<sup>1</sup></b>
2017-2022	\$2,933,154	\$519,880	\$723,908
2023	\$543,951	\$122,635	\$736,908
2024	\$625,625	\$249,342	\$729,537
2025	\$626,907	\$252,940	\$729,675
2026	\$627,513	\$251,055	\$729,824
2027	\$627,441	\$254,182	\$635,784
2028	\$626,694	\$256,826	\$637,771
<b>Total</b>	<b>\$8,004,411</b>	<b>\$2,180,997</b>	<b>\$5,647,315</b>

1 – Assessment years ending 2017 through 2023 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest and TIRZ Credits. Assessment years 2024 through 2028 reflect projected Annual Installments and are subject to change.

**C. STATUS OF DEVELOPMENT**

See Table II-C-1 on the following page for the estimated status of completed homes within the portion of Phase #1 located within the Town based on certificate of occupancy issuances, according to the Town.

**Table II-C-1**  
**Completed Homes – Phase #1**

Status	Cumulative as of June 30, 2020	Cumulative as of June 30, 2021 <sup>1</sup>	Cumulative as of June 30, 2022 <sup>2</sup>
Homes completed <sup>1</sup>	24	43	194

1 – Homes completed are based on certificate of occupancy issuances as reported by the Town as of June 30, 2021.

2 – Homes completed are based on ownership records as reported by the Denton Appraisal District of July 27, 2022.

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

**D. ANNUAL BUDGET – PHASE #1**

*Phase #1 - Annual Installments*

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

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1 Reimbursement Agreement, which is 6.883 percent per annum for 2022-23. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

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

*Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

*Phase #1 Annual Installments to be Collected for 2022-23*

The total outstanding cost of Phase #1 Improvements submitted by the Developer to the Town as of August 5, 2020 is \$7,358,405. The outstanding principal balance on the Assessments is

\$6,835,848, which represents the Phase #1 reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-D-1 below.

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

<u>Description</u>	<u>Total</u>
Interest through September 1, 2023	\$470,511
Principal due by September 1, 2023	\$125,000
<i>Subtotal debt service on Phase #1 Reimbursement Agreement</i>	<i>\$595,511</i>
Administrative Expenses	\$38,000
<i>Subtotal Expenses</i>	<i>\$633,511</i>
Available TIRZ Credit	(\$79,561)
Available Administrative Expense account	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$89,561)</i>
<b>Annual Installments</b>	<b>\$543,951</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of \$470,511, which equal interest on the outstanding Assessments balance of \$6,835,848 for one year and an effective interest rate of 6.883 percent. Annual Installments to be collected include a principal amount of \$125,000. As a result, total principal and interest due for the Phase #1 Assessments in 2022-23 is estimated to be equal to \$595,511.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$38,000.

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

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	\$2,200
Administrator	\$30,000
Auditor	\$2,500
Contingency	\$3,300
<b>Total</b>	<b>\$38,000</b>

*Available TIRZ Credit*

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2021 in the total amount of \$79,561 that are available to be used as TIRZ Credit in 2022-23 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2022 as shown in Appendix D-2.

*Available Administrative Expense Account*

As of June 30, 2022, there is \$10,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #1 Annual Installment for 2022-23.

**E. ANNUAL INSTALLMENTS PER UNITS – PHASE #1**

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #1 Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the original Service and Assessment Plan, 275 residential units were estimated to be built within Phase #1 of the PID, representing 243.38 Equivalent Units. As of June 30, 2022, one unit has prepaid their Phase #1 Assessment in full resulting in 1.00 Equivalent Unit being prepaid. As a result, 274 units representing 242.38 total Equivalent Units will be billed for the 2022-23 Annual Installment. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$2,456.93 (i.e.  $\$595,511 \div 242.38 = \$2,456.93$ ). The net Administrative Expenses to be collected from each unit will be \$115.52 (i.e.  $(\$38,000 - \$10,000) \div 242.38 = \$115.52$ ). As a result, the total Annual Installment to be collected from each unit within the PID will be \$2,572.45 (i.e.  $\$2,456.93 + \$115.52 = \$2,572.45$ ).

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

**Table II-E-1**  
**Annual Installment Per Unit – Phase #1**

<b>Land Use Class</b>	<b>Annual Installment<sup>1</sup></b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit<sup>1</sup></b>
Lot Type 1 (60' Lot)	\$2,572.45	1.00	\$2,572.45
Lot Type 2 (50' Lot)	\$2,572.45	0.83	\$2,135.14

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

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

**F. ANNUAL BUDGET – PHASE #2 MAJOR IMPROVEMENTS**

*Phase #2 - Annual Installments*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Major Improvements Reimbursement Agreement, of which twenty-four (24) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Major Improvements Reimbursement Agreement, which is 6.883 percent per annum for 2022-23. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

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

*Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the Phase #2 Major Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected

with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Major Improvements Annual Installments to be Collected for 2022-23

The total outstanding cost of Phase #2 Major Improvements submitted by the Developer to the Town as of August 5, 2020 is \$1,328,697. The outstanding principal balance on the Phase #2 Major Improvements Assessments is \$1,335,000, which represents the Phase #2 reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-F-1 below.

**Table II-F-1**  
**Budget for the Phase #2 Major Improvements Annual Installments  
to be Collected for 2022-23**

<u>Description</u>	<u>Total</u>
Interest through September 1, 2023	\$89,389
Principal due on September 1, 2023	\$15,000
<i>Subtotal debt service on Phase #2 Major Improvements Reimbursement Agreement</i>	<i>\$104,389</i>
Administrative Expenses	\$33,000
<i>Subtotal Expenses</i>	<i>\$137,389</i>
Available TIRZ Credit	(\$4,755)
Available Administrative Expense account	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$14,755)</i>
<b>Annual Installments</b>	<b>\$122,635</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of \$90,078, which equal interest on the outstanding Assessments balance of \$1,335,000 for one year and an effective interest rate of 6.883 percent. Annual Installments to be collected include a principal amount of \$15,000. As a result, total principal and interest due for the Phase #2 Major Improvements Assessments in 2022-23 is estimated to be equal to \$104,389.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-F-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$33,000.

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

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	\$2,200
Administrator	\$25,000
Auditor	\$2,500
Contingency	\$3,300
<b>Total</b>	<b>\$33,000</b>

*Available TIRZ Credit*

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2021 in the total amount of \$4,755 that are available to be used as TIRZ Credit in 2022-23 for the Parcel within Phase #2. This TIRZ Credit amount to the Phase #2 Parcel within as shown in Appendix E-2.

*Available Administrative Expense Account*

As of June 30, 2022, there is \$10,000 anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Major Improvements Annual Installment for 2022-23.

**G. ANNUAL INSTALLMENTS PER UNITS – PHASE #2 MAJOR IMPROVEMENTS**

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Major Improvements Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 206 residential units are estimated to be built within Phase #2 of the PID, representing 189.75 Equivalent Units. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$550.14 (i.e.  $\$104,389 \div 189.75 = \$550.14$ ). The net Administrative Expenses to be collected from each unit will be \$121.21 (i.e.  $(\$33,000 - \$10,000) \div 189.75 = \$121.21$ ). As a result, the total Annual Installment to be collected from each unit within the PID will be \$671.35 (i.e.  $\$550.14 + \$121.21 = \$671.35$ ).

The Phase #2 Major Improvement Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2022-23 is shown in II-G-1 on the following page.

**Table II-G-1**  
**Phase #2 Major Improvement Annual Installment Per Unit**

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	\$671.35	1.00	\$671.35
Lot Type 2 (50' Lot)	\$671.35	0.87	\$584.08

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

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

**H. ANNUAL BUDGET – PHASE #2 DIRECT IMPROVEMENTS**

*Phase #2 Direct Improvements - Annual Installments*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Direct Improvements Reimbursement Agreement. As a result, the first Annual Installment will be due January 31, 2022, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Direct Improvements Reimbursement Agreement, which is 7.63 percent per annum for 2022-23. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town in 2022 and will be delinquent on February 1, 2023.

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



Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Direct Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Direct Improvements Annual Installments to be Collected for 2022-23

The outstanding principal balance on the Phase #2 Direct Improvements Assessments is \$9,160,000, which represents the Phase #2 Direct Improvements reimbursement amount for 2022-23. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Direct Improvements of the PID will be paid from the collection of Annual Installments collected for 2022-23 as shown by Table II-H-1 below.

**Table II-H-1**  
**Budget for the Phase #2 Direct Improvements Annual Installments  
to be Collected for 2022-23**

<u>Description</u>	<u>Total</u>
Interest through September 1, 2023	\$698,908
Principal due on September 1, 2023	\$5,000
<i>Subtotal debt service on Phase #2 Direct Improvements Reimbursement Agreement</i>	<i>\$703,908</i>
Administrative Expenses	\$33,000
<i>Subtotal Expenses</i>	<i>\$736,908</i>
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
<b>Annual Installments</b>	<b>\$736,908</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2022-23 in the amount of \$698,908, which equal interest on the outstanding Assessments balance of \$9,160,000 for one year and an effective interest rate of 7.63 percent. Annual Installments to be collected include a principal amount of \$5,000. As a result, total principal and interest due for Phase #2 Direct Improvements Assessments in 2022-23 is estimated to be equal to \$703,908.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-H-2 on the following page, the total administrative expenses to be collected for 2022-23 are estimated to be \$33,000.

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

Description	2022-23 Estimated Budget (9/1/22-8/31/23)
Town	\$2,200
Administrator	\$25,000
Auditor	\$2,500
Contingency	\$3,300
<b>Total</b>	<b>\$33,000</b>

*Available Administrative Expense Account*

As of June 30, 2022, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the Phase #2 Direct Improvements Annual Installment for 2022-23.

**I. ANNUAL INSTALLMENTS PER UNITS – PHASE #2 DIRECT IMPROVEMENTS**

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on Phase #2 Direct Improvements Reimbursement Agreement and to cover Administrative Expenses of the PID.

According to the Updated Service and Assessment Plan, 206 residential units are estimated to be built within Phase #2 of the PID, representing 189.75 Equivalent Units. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$3,709.66 (i.e. \$703,908 ÷ 189.75 = \$3,709.66). The net Administrative Expenses to be collected from each unit will be \$173.91 (i.e. \$33,000 ÷ 189.75 = \$173.91). As a result, the total Annual Installment to be collected from each unit within the PID will be \$3,883.57 (i.e. \$3,709.66 + \$173.91 = \$3,883.57).

The Phase #2 Direct Improvements Annual Installment due to be collected from each Land Use Class in Phase #2 of the PID for 2022-23 is shown in II-I-1 below.

**Table II-I-1**  
**Phase #2 Direct Improvements Annual Installment Per Unit**

Land Use Class	Annual Installment	Equivalent Unit Factor	Annual Installment Per Unit
Lot Type 1 (60' Lot)	\$3,883.57	1.00	\$3,883.57
Lot Type 2 (50' Lot)	\$3,883.57	0.87	\$3,378.71

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

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

#### **H. BOND REDEMPTION RELATED UPDATES**

According to the Project Engineer, the original estimated costs for the Phase #2 Major Improvements included significant amounts for contingency. The project engineer has confirmed that \$710,000 was available in the Project Fund. Those funds were used to redeem \$710,000 in Phase #2 Bonds on March 1, 2020.

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

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

According to the original Service and Assessment Plan, Lot Type 1 (60') Lots with Phase #2 of the PID were allocated Assessments based on an estimated home value of \$337,500 and Lot Type 2 (50') Lots within Phase #2 of the PID were allocated Assessments based on an estimated home value of \$281,250. As a result, Lot Type 1 (60') Lots were assigned an Equivalent Unit factor of 1.00 and Lot Type 2 (50') Lots were assigned an Equivalent factor of 0.83.

As shown in the Updated Service and Assessment Plan, the estimated home values for Lot Type 1 (60') Lots and Lot Type 2 (50') Lots were updated to \$452,000 and \$393,000, respectively. As a result, Lot Type 1 (60') Lots and Lot Type 2 (50') Lots within Phase #2 of the PID have a revised Equivalent Unit factor of 1.00 and 0.87, respectively.

Except as noted above, the method of assessing property has not been changed and Assessed Property will continue to be as provided in the Updated Service and Assessment Plan.

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

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

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

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

### **A. PARCEL UPDATES**

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

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

Where the terms have the following meanings:

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

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

According to Denton Central Appraisal District (“DCAD”) online records, final plats, Phase #1A for 59 Phase #1 residential units and Phase #1B for 216 Phase #1 residential units, which were subdivided from Parcel 38224 and Parcel 38229, were recorded on January 22, 2019 and June 12, 2019, respectively. Phase #1A residential units were billed individually in 2019-20. Phase #1B

Parcels were not recognized by DCAD in 2019. As a result, Annual Installments for Phase #1B Parcels were billed individually beginning in 2020-21.

## **B. PREPAYMENT OF ASSESSMENTS**

### Phase #1

As of June 30, 2022, one (1) Parcel within Phase #1 of the PID has prepaid their Phase #1 Assessment in full.

### Phase #2 Major Improvements

As of June 30, 2022, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Major Improvements Assessment.

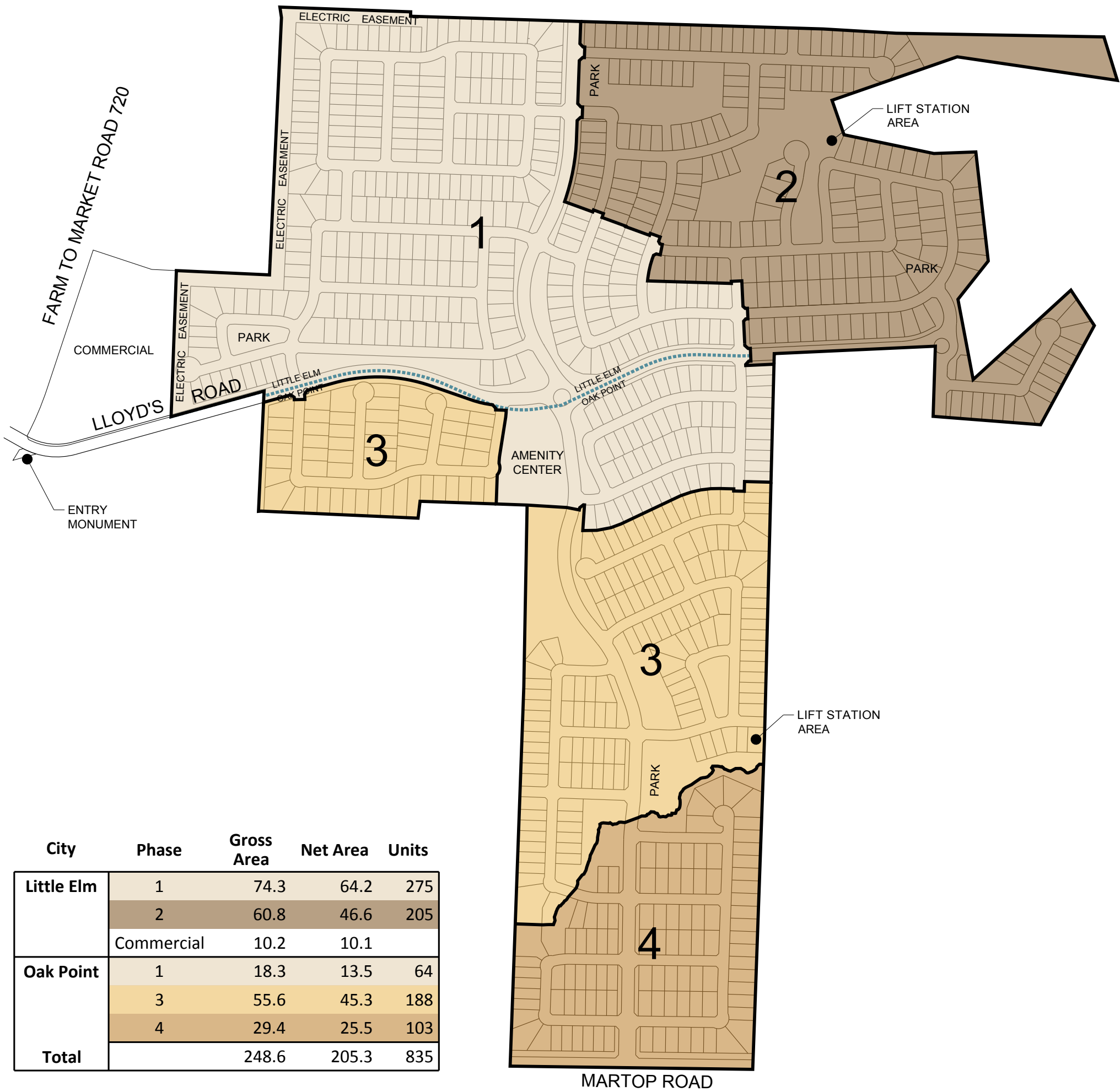
### Phase #2 Direct Improvements

As of June 30, 2022, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Direct Improvement Assessment.

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

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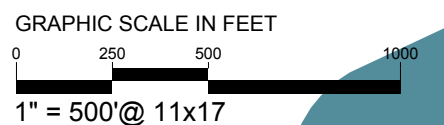
**APPENDIX A**  
**PID MAP**



City	Phase	Gross Area	Net Area	Units
Little Elm	1	74.3	64.2	275
	2	60.8	46.6	205
	Commercial	10.2	10.1	
Oak Point	1	18.3	13.5	64
	3	55.6	45.3	188
	4	29.4	25.5	103
<b>Total</b>		<b>248.6</b>	<b>205.3</b>	<b>835</b>

\*Phase 1 Areas include offsite Lloyd Road improvements  
 \*\*Net Area is net of Open Spaces, Electric Easement, Amenity Center, Parks & Areas not to be developed

Phase	Little Elm		Oak Point		Phase
	50' Lot	60' Lot	50' Lot	60' Lot	Total
1	186	89	64		339
2	124	81			205
3			133	55	188
4			38	65	103
Total	310	170	235	120	<b>835</b>



PHASE MAP

# Rudman NORTH

City of Oak Point & Town of Little Elm, Texas  
 January 2017

## Kimley»Horn

5750 Genesis Court  
 Suite 200  
 Frisco, Texas 75034  
 972-335-3580  
 State of Texas Registration No. F-928



**APPENDIX B**  
**PREPAID PARCELS**

**APPENDIX B**

<b>Parcel ID</b>	<b>Prepayment Date</b>	<b>Amount</b>	<b>Full/Partial</b>
749022	April 2021	\$29,152	Full
<b>TOTAL</b>		<b>\$29,152</b>	

**APPENDIX C**  
**ASSESSED VALUE OF THE PID**

**Appendix C**  
**Rudman Tract PID**  
**2022 Certified Preliminary Assessed Value**

<b>Phase</b>	<b>2022 Value<sup>1</sup></b>
All Parcels	\$91,584,374
<b>Total</b>	<b>\$91,584,374</b>

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

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

**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
748987	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$801.71)	\$1,770.74
748988	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$818.84)	\$1,753.61
748989	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
748990	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$834.29)	\$1,738.16
748991	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$843.95)	\$1,728.51
748992	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$678.70)	\$1,893.75
748993	1	0.50	\$14,102	\$258	\$971	\$57.76	(\$209.29)	\$1,076.94
958868		0.50	\$14,102	\$258	\$971	\$57.76	(\$187.09)	\$1,099.14
748994	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$874.30)	\$1,698.16
748995	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$724.44)	\$1,848.01
748996	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$803.91)	\$1,768.54
748997	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$735.07)	\$1,837.39
748998	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$767.95)	\$1,804.51
748999	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$885.44)	\$1,687.02
749000	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$210.71)	\$2,361.74
749001	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$917.01)	\$1,655.45
749002	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$735.59)	\$1,836.86
749003	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$907.50)	\$1,664.95
749004	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749005	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$921.93)	\$1,650.53
749006	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$735.65)	\$1,836.81
749007	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749008	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749009	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749010	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749011	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$127.13)	\$2,445.32
749012	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$133.85)	\$2,438.60
749013	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$837.13)	\$1,735.33
749014	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$839.70)	\$1,732.75
749015	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749016	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$678.45)	\$1,894.01
749017	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$806.66)	\$1,765.79
749018	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$856.31)	\$1,716.15
749019	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$618.77)	\$1,953.68
749020	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$703.19)	\$1,869.26
749021	1	1.00	\$28,203	\$516	\$1,941	\$115.52	\$0.00	\$2,572.45
749022	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
749023	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$214.84)	\$2,357.62
749024	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$100.37)	\$2,034.76
749025	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59
749026	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59
749027	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59
749028	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59
749029	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59
749030	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59

**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
749031	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$97.55)	\$2,037.59
749032	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.77)	\$2,028.36
749033	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749034	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$138.97)	\$2,433.48
749035	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$125.19)	\$2,447.26
749036	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749037	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749038	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$735.03)	\$1,837.43
749039	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$707.72)	\$1,864.74
749040	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$663.91)	\$1,471.23
749041	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$108.30)	\$2,026.84
749042	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$540.06)	\$1,595.08
749043	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$515.82)	\$1,619.31
749044	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$131.55)	\$2,003.59
749045	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.63)	\$2,455.82
749046	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$124.13)	\$2,448.33
749047	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749048	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749049	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749050	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757294	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$116.99)	\$2,018.15
757293	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757292	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757291	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757290	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757289	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$111.13)	\$2,024.00
757288	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$187.35)	\$1,947.78
757287	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757286	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757285	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757284	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$760.89)	\$1,374.25
757283	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$739.79)	\$1,395.34
757282	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757281	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$761.73)	\$1,373.40
757280	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$112.41)	\$2,022.72
757279	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757278	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$113.51)	\$2,021.63
757277	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$124.31)	\$2,448.14
757276	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.26)	\$2,456.20
757275	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$112.60)	\$2,022.54
757274	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.76)	\$2,033.37
757273	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.76)	\$2,033.37
757272	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$774.35)	\$1,798.10
757271	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$96.21)	\$2,476.24
757270	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$110.77)	\$2,461.69

**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
757269	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$146.64)	\$2,425.81
757268	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$107.62)	\$2,027.51
757267	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.16)	\$2,028.98
757266	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$175.71)	\$1,959.43
757265	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$103.96)	\$2,031.18
757264	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$385.72)	\$1,749.42
757263	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$116.81)	\$2,018.33
757262	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757261	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$168.39)	\$1,966.75
757260	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757259	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757258	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$185.22)	\$1,949.92
757257	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$185.22)	\$1,949.92
757256	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757255	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757254	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757253	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$477.65)	\$1,657.49
757252	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$113.33)	\$2,021.81
757251	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$111.13)	\$2,024.00
757250	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$468.79)	\$1,666.35
757249	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757248	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757247	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757246	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$188.88)	\$1,946.26
757244	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.83)	\$2,386.63
757243	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$114.79)	\$2,457.66
757242	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$115.52)	\$2,456.93
757241	1	1.00	\$28,203	\$516	\$1,941	\$115.52	\$0.00	\$2,572.45
757240	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757239	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$187.97)	\$1,947.17
757238	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757237	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757236	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757235	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$103.96)	\$2,031.18
757234	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$350.42)	\$1,784.72
757233	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$844.46)	\$1,290.68
757232	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757231	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$102.50)	\$2,032.64
757230	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$108.20)	\$2,026.93
757229	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$108.20)	\$2,026.93
757228	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$180.34)	\$1,954.80
757227	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$180.34)	\$1,954.80
757226	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.89)	\$2,028.25
757225	1	0.83	\$23,409	\$428	\$1,611	\$95.88	\$0.00	\$2,135.14
757224	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00



**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
757223	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$133.28)	\$2,001.86
757222	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$111.13)	\$2,024.00
757221	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$168.39)	\$1,966.75
757220	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757219	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$168.39)	\$1,966.75
757218	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$111.13)	\$2,024.00
757217	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$98.25)	\$2,036.88
757216	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$286.07)	\$2,286.38
757215	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$767.79)	\$1,804.67
757214	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$773.57)	\$1,798.88
757213	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$297.73)	\$2,274.73
757212	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$840.78)	\$1,731.67
757211	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$852.13)	\$1,720.33
757210	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$869.63)	\$1,702.82
757209	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$317.19)	\$2,255.26
757208	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757207	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$187.35)	\$1,947.78
757206	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$752.51)	\$1,382.62
757205	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$739.79)	\$1,395.34
757204	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$579.92)	\$1,555.22
757203	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757202	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757201	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757200	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757199	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$112.41)	\$2,022.72
757198	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$756.73)	\$1,378.41
757197	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757196	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$168.39)	\$1,966.75
757195	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$485.45)	\$1,649.69
757194	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$766.82)	\$1,368.32
757193	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$665.54)	\$1,469.59
757192	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$602.74)	\$1,532.40
757191	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757190	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$111.13)	\$2,024.00
757189	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$185.22)	\$1,949.92
757188	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757187	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757186	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$844.03)	\$1,291.11
757185	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$615.50)	\$1,519.63
757184	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$678.00)	\$1,457.13
757183	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757182	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757181	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$185.22)	\$1,949.92
757180	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$119.18)	\$2,015.95
757179	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$126.14)	\$2,009.00

**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
757178	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$108.39)	\$2,026.75
757177	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$178.15)	\$1,956.99
757176	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.89)	\$2,028.25
757175	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$625.27)	\$1,509.87
757174	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.89)	\$2,028.25
757173	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$808.38)	\$1,326.75
757172	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$114.61)	\$2,020.53
757171	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757170	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$228.71)	\$1,906.43
757169	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$757.39)	\$1,377.74
757168	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$251.72)	\$1,883.41
757167	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$311.36)	\$1,823.78
757166	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$110.77)	\$2,024.37
757165	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$110.40)	\$2,024.74
757164	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$181.86)	\$1,953.27
757163	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$169.61)	\$1,965.53
757162	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757161	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757160	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$118.54)	\$2,016.60
757159	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$115.34)	\$2,019.80
757158	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$107.62)	\$2,027.51
757157	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$714.94)	\$1,420.19
757156	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$603.16)	\$1,531.98
757155	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$378.48)	\$1,756.66
757154	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.16)	\$2,028.98
757153	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$105.43)	\$2,029.71
757152	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$87.86)	\$2,047.28
757151	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$104.69)	\$2,030.45
757150	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$86.02)	\$2,049.11
757149	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$120.28)	\$2,014.85
757148	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.26)	\$2,456.20
757147	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757146	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757145	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$383.78)	\$2,188.68
757144	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$761.43)	\$1,811.02
757143	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757142	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757141	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757140	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$364.57)	\$2,207.89
757139	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$218.04)	\$2,354.42
757138	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$846.92)	\$1,725.53
757137	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$676.06)	\$1,896.40
757136	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$620.17)	\$1,514.97
757135	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$89.24)	\$2,045.89
757134	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$168.39)	\$1,966.75

**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
757133	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$93.77)	\$2,041.37
757132	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$95.90)	\$2,039.23
757131	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$95.90)	\$2,039.23
757130	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$95.90)	\$2,039.23
757129	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$108.57)	\$2,026.57
757128	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$106.89)	\$2,028.25
757127	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$669.05)	\$1,466.09
757126	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$583.69)	\$1,551.44
757125	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$109.49)	\$2,025.65
757124	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$188.88)	\$1,946.26
757122	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757121	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$906.51)	\$1,665.95
757120	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757119	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757118	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757117	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757116	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$111.32)	\$2,461.14
757115	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757114	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757113	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757112	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$807.49)	\$1,764.97
757111	1	0.10	\$2,820	\$52	\$194	\$11.55	(\$124.56)	\$132.68
975256	1	0.90	\$25,383	\$464	\$1,747	\$103.97	\$0.00	\$2,315.21
757110	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757109	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$185.53)	\$2,386.93
757108	1	1.00	\$28,203	\$516	\$1,941	\$115.52	(\$116.26)	\$2,456.20
757107	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$111.13)	\$2,024.00
757106	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757105	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$754.79)	\$1,380.35
757104	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$699.48)	\$1,435.66
757103	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$226.92)	\$1,908.22
757102	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$335.75)	\$1,799.39
757101	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$615.50)	\$1,519.63
757100	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$678.36)	\$1,456.78
757099	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757098	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$168.39)	\$1,966.75
757097	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757096	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757095	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757094	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757093	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757092	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$110.95)	\$2,024.19
757091	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$683.71)	\$1,451.43
757090	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757089	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$112.29)	\$2,022.85

**Appendix D-1**  
**Phase #1 Assessment Roll Summary - 2022-23**

<b>Parcel<sup>1</sup></b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
757088	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$93.22)	\$2,041.91
757087	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$595.01)	\$1,540.13
757086	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$558.04)	\$1,577.10
757085	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757084	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757083	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$798.69)	\$1,336.45
757082	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757081	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757080	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$85.42)	\$2,049.72
757079	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$94.90)	\$2,040.24
757078	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$90.63)	\$2,044.51
757077	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$102.50)	\$2,032.64
757076	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$102.50)	\$2,032.64
757075	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$102.50)	\$2,032.64
757074	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757073	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757072	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.76)	\$2,033.37
757071	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$101.03)	\$2,034.11
757070	1	0.83	\$23,409	\$428	\$1,611	\$95.88	(\$197.42)	\$1,937.72
<b>Total</b>	<b>275</b>	<b>242.38</b>	<b>\$6,835,848</b>	<b>\$125,000.00</b>	<b>\$470,511.42</b>	<b>\$28,000.00</b>	<b>(\$79,560.80)</b>	<b>\$543,950.62</b>

1 - Parcel's Equivalent Unit, outstanding Assessment, and Annual Installment due are split based upon ownership records per the Denton County Appraisal District and as result, do not represent a new Lot Type.

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

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

Property ID (PIDN)	Town Taxes Collected (2021) <sup>1</sup>	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
748987	\$2,672.38	\$0.00	\$2,672.38	(\$801.71)	(\$801.71)
748988	\$2,729.48	\$0.00	\$2,729.48	(\$818.84)	(\$818.84)
748989	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
748990	\$2,780.97	\$0.00	\$2,780.97	(\$834.29)	(\$834.29)
748991	\$2,813.15	\$0.00	\$2,813.15	(\$843.95)	(\$843.95)
748992	\$2,262.34	\$0.00	\$2,262.34	(\$678.70)	(\$678.70)
748993	\$1,395.27	\$0.00	\$1,395.27	(\$209.29)	(\$209.29)
958868	\$1,247.27	\$0.00	\$1,247.27	(\$187.09)	(\$187.09)
748994	\$2,914.33	\$0.00	\$2,914.33	(\$874.30)	(\$874.30)
748995	\$2,414.81	\$0.00	\$2,414.81	(\$724.44)	(\$724.44)
748996	\$2,679.71	\$0.00	\$2,679.71	(\$803.91)	(\$803.91)
748997	\$2,450.22	\$0.00	\$2,450.22	(\$735.07)	(\$735.07)
748998	\$2,559.83	\$0.00	\$2,559.83	(\$767.95)	(\$767.95)
748999	\$2,951.45	\$0.00	\$2,951.45	(\$885.44)	(\$885.44)
749000	\$702.37	\$0.00	\$702.37	(\$210.71)	(\$210.71)
749001	\$3,056.69	\$0.00	\$3,056.69	(\$917.01)	(\$917.01)
749002	\$2,451.98	\$0.00	\$2,451.98	(\$735.59)	(\$735.59)
749003	\$3,025.00	\$0.00	\$3,025.00	(\$907.50)	(\$907.50)
749004	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749005	\$3,073.09	\$0.00	\$3,073.09	(\$921.93)	(\$921.93)
749006	\$2,452.15	\$0.00	\$2,452.15	(\$735.65)	(\$735.65)
749007	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749008	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749009	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749010	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749011	\$423.78	\$0.00	\$423.78	(\$127.13)	(\$127.13)
749012	\$446.17	\$0.00	\$446.17	(\$133.85)	(\$133.85)
749013	\$2,790.42	\$0.00	\$2,790.42	(\$837.13)	(\$837.13)
749014	\$2,799.00	\$0.00	\$2,799.00	(\$839.70)	(\$839.70)
749015	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749016	\$2,261.49	\$0.00	\$2,261.49	(\$678.45)	(\$678.45)
749017	\$2,688.87	\$0.00	\$2,688.87	(\$806.66)	(\$806.66)
749018	\$2,854.35	\$0.00	\$2,854.35	(\$856.31)	(\$856.31)
749019	\$2,062.58	\$0.00	\$2,062.58	(\$618.77)	(\$618.77)
749020	\$2,343.97	\$0.00	\$2,343.97	(\$703.19)	(\$703.19)
749021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
749022	\$2,744.31	\$0.00	\$2,744.31	(\$823.29)	PREPAID
749023	\$716.12	\$0.00	\$716.12	(\$214.84)	(\$214.84)
749024	\$334.58	\$0.00	\$334.58	(\$100.37)	(\$100.37)
749025	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749026	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749027	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749028	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749029	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749030	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749031	\$325.16	\$0.00	\$325.16	(\$97.55)	(\$97.55)
749032	\$355.91	\$0.00	\$355.91	(\$106.77)	(\$106.77)
749033	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
749034	\$463.24	\$0.00	\$463.24	(\$138.97)	(\$138.97)
749035	\$417.30	\$0.00	\$417.30	(\$125.19)	(\$125.19)
749036	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749037	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749038	\$2,450.09	\$0.00	\$2,450.09	(\$735.03)	(\$735.03)
749039	\$2,359.05	\$0.00	\$2,359.05	(\$707.72)	(\$707.72)
749040	\$2,213.02	\$0.00	\$2,213.02	(\$663.91)	(\$663.91)
749041	\$361.00	\$0.00	\$361.00	(\$108.30)	(\$108.30)
749042	\$1,800.20	\$0.00	\$1,800.20	(\$540.06)	(\$540.06)
749043	\$1,719.41	\$0.00	\$1,719.41	(\$515.82)	(\$515.82)

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

Property ID (PIDN)	Town Taxes Collected (2021) <sup>1</sup>	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
749044	\$438.50	\$0.00	\$438.50	(\$131.55)	(\$131.55)
749045	\$388.78	\$0.00	\$388.78	(\$116.63)	(\$116.63)
749046	\$413.76	\$0.00	\$413.76	(\$124.13)	(\$124.13)
749047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
749048	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
749049	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
749050	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757294	\$389.96	\$0.00	\$389.96	(\$116.99)	(\$116.99)
757293	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757292	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757291	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757290	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757289	\$370.44	\$0.00	\$370.44	(\$111.13)	(\$111.13)
757288	\$624.51	\$0.00	\$624.51	(\$187.35)	(\$187.35)
757287	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757286	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757285	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757284	\$2,536.29	\$0.00	\$2,536.29	(\$760.89)	(\$760.89)
757283	\$2,465.98	\$0.00	\$2,465.98	(\$739.79)	(\$739.79)
757282	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757281	\$2,539.11	\$0.00	\$2,539.11	(\$761.73)	(\$761.73)
757280	\$374.71	\$0.00	\$374.71	(\$112.41)	(\$112.41)
757279	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757278	\$378.37	\$0.00	\$378.37	(\$113.51)	(\$113.51)
757277	\$414.37	\$0.00	\$414.37	(\$124.31)	(\$124.31)
757276	\$387.52	\$0.00	\$387.52	(\$116.26)	(\$116.26)
757275	\$375.32	\$0.00	\$375.32	(\$112.60)	(\$112.60)
757274	\$339.21	\$0.00	\$339.21	(\$101.76)	(\$101.76)
757273	\$339.21	\$0.00	\$339.21	(\$101.76)	(\$101.76)
757272	\$2,581.18	\$0.00	\$2,581.18	(\$774.35)	(\$774.35)
757271	\$320.71	\$0.00	\$320.71	(\$96.21)	(\$96.21)
757270	\$369.22	\$0.00	\$369.22	(\$110.77)	(\$110.77)
757269	\$488.80	\$0.00	\$488.80	(\$146.64)	(\$146.64)
757268	\$358.74	\$0.00	\$358.74	(\$107.62)	(\$107.62)
757267	\$353.86	\$0.00	\$353.86	(\$106.16)	(\$106.16)
757266	\$585.69	\$0.00	\$585.69	(\$175.71)	(\$175.71)
757265	\$346.53	\$0.00	\$346.53	(\$103.96)	(\$103.96)
757264	\$1,285.73	\$0.00	\$1,285.73	(\$385.72)	(\$385.72)
757263	\$389.35	\$0.00	\$389.35	(\$116.81)	(\$116.81)
757262	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757261	\$561.29	\$0.00	\$561.29	(\$168.39)	(\$168.39)
757260	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757259	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757258	\$617.40	\$0.00	\$617.40	(\$185.22)	(\$185.22)
757257	\$617.40	\$0.00	\$617.40	(\$185.22)	(\$185.22)
757256	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757255	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757254	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757253	\$1,592.16	\$0.00	\$1,592.16	(\$477.65)	(\$477.65)
757252	\$377.76	\$0.00	\$377.76	(\$113.33)	(\$113.33)
757251	\$370.44	\$0.00	\$370.44	(\$111.13)	(\$111.13)
757250	\$1,562.62	\$0.00	\$1,562.62	(\$468.79)	(\$468.79)
757249	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757248	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757247	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757246	\$629.60	\$0.00	\$629.60	(\$188.88)	(\$188.88)
757244	\$619.43	\$0.00	\$619.43	(\$185.83)	(\$185.83)
757243	\$382.64	\$0.00	\$382.64	(\$114.79)	(\$114.79)

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

Property ID (PIDN)	Town Taxes Collected (2021) <sup>1</sup>	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757242	\$385.08	\$0.00	\$385.08	(\$115.52)	(\$115.52)
757241	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757240	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757239	\$626.55	\$0.00	\$626.55	(\$187.97)	(\$187.97)
757238	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757237	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757236	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757235	\$346.53	\$0.00	\$346.53	(\$103.96)	(\$103.96)
757234	\$1,168.06	\$0.00	\$1,168.06	(\$350.42)	(\$350.42)
757233	\$2,814.86	\$0.00	\$2,814.86	(\$844.46)	(\$844.46)
757232	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757231	\$341.65	\$0.00	\$341.65	(\$102.50)	(\$102.50)
757230	\$360.68	\$0.00	\$360.68	(\$108.20)	(\$108.20)
757229	\$360.68	\$0.00	\$360.68	(\$108.20)	(\$108.20)
757228	\$601.13	\$0.00	\$601.13	(\$180.34)	(\$180.34)
757227	\$601.13	\$0.00	\$601.13	(\$180.34)	(\$180.34)
757226	\$356.30	\$0.00	\$356.30	(\$106.89)	(\$106.89)
757225	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757224	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757223	\$444.26	\$0.00	\$444.26	(\$133.28)	(\$133.28)
757222	\$370.44	\$0.00	\$370.44	(\$111.13)	(\$111.13)
757221	\$561.29	\$0.00	\$561.29	(\$168.39)	(\$168.39)
757220	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757219	\$561.29	\$0.00	\$561.29	(\$168.39)	(\$168.39)
757218	\$370.44	\$0.00	\$370.44	(\$111.13)	(\$111.13)
757217	\$327.51	\$0.00	\$327.51	(\$98.25)	(\$98.25)
757216	\$953.58	\$0.00	\$953.58	(\$286.07)	(\$286.07)
757215	\$2,559.29	\$0.00	\$2,559.29	(\$767.79)	(\$767.79)
757214	\$2,578.57	\$0.00	\$2,578.57	(\$773.57)	(\$773.57)
757213	\$992.43	\$0.00	\$992.43	(\$297.73)	(\$297.73)
757212	\$2,802.60	\$0.00	\$2,802.60	(\$840.78)	(\$840.78)
757211	\$2,840.42	\$0.00	\$2,840.42	(\$852.13)	(\$852.13)
757210	\$2,898.77	\$0.00	\$2,898.77	(\$869.63)	(\$869.63)
757209	\$1,057.30	\$0.00	\$1,057.30	(\$317.19)	(\$317.19)
757208	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757207	\$624.51	\$0.00	\$624.51	(\$187.35)	(\$187.35)
757206	\$2,508.38	\$0.00	\$2,508.38	(\$752.51)	(\$752.51)
757205	\$2,465.98	\$0.00	\$2,465.98	(\$739.79)	(\$739.79)
757204	\$1,933.07	\$0.00	\$1,933.07	(\$579.92)	(\$579.92)
757203	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757202	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757201	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757200	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757199	\$374.71	\$0.00	\$374.71	(\$112.41)	(\$112.41)
757198	\$2,522.42	\$0.00	\$2,522.42	(\$756.73)	(\$756.73)
757197	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757196	\$561.29	\$0.00	\$561.29	(\$168.39)	(\$168.39)
757195	\$1,618.16	\$0.00	\$1,618.16	(\$485.45)	(\$485.45)
757194	\$2,556.05	\$0.00	\$2,556.05	(\$766.82)	(\$766.82)
757193	\$2,218.48	\$0.00	\$2,218.48	(\$665.54)	(\$665.54)
757192	\$2,009.12	\$0.00	\$2,009.12	(\$602.74)	(\$602.74)
757191	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757190	\$370.44	\$0.00	\$370.44	(\$111.13)	(\$111.13)
757189	\$617.40	\$0.00	\$617.40	(\$185.22)	(\$185.22)
757188	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757187	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757186	\$2,813.42	\$0.00	\$2,813.42	(\$844.03)	(\$844.03)
757185	\$2,051.68	\$0.00	\$2,051.68	(\$615.50)	(\$615.50)



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

Property ID (PIDN)	Town Taxes Collected (2021) <sup>1</sup>	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757184	\$2,260.01	\$0.00	\$2,260.01	(\$678.00)	(\$678.00)
757183	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757182	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757181	\$617.40	\$0.00	\$617.40	(\$185.22)	(\$185.22)
757180	\$397.28	\$0.00	\$397.28	(\$119.18)	(\$119.18)
757179	\$420.47	\$0.00	\$420.47	(\$126.14)	(\$126.14)
757178	\$361.29	\$0.00	\$361.29	(\$108.39)	(\$108.39)
757177	\$593.83	\$0.00	\$593.83	(\$178.15)	(\$178.15)
757176	\$356.30	\$0.00	\$356.30	(\$106.89)	(\$106.89)
757175	\$2,084.22	\$0.00	\$2,084.22	(\$625.27)	(\$625.27)
757174	\$356.30	\$0.00	\$356.30	(\$106.89)	(\$106.89)
757173	\$2,694.61	\$0.00	\$2,694.61	(\$808.38)	(\$808.38)
757172	\$382.03	\$0.00	\$382.03	(\$114.61)	(\$114.61)
757171	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757170	\$762.35	\$0.00	\$762.35	(\$228.71)	(\$228.71)
757169	\$2,524.64	\$0.00	\$2,524.64	(\$757.39)	(\$757.39)
757168	\$839.08	\$0.00	\$839.08	(\$251.72)	(\$251.72)
757167	\$1,037.86	\$0.00	\$1,037.86	(\$311.36)	(\$311.36)
757166	\$369.22	\$0.00	\$369.22	(\$110.77)	(\$110.77)
757165	\$368.00	\$0.00	\$368.00	(\$110.40)	(\$110.40)
757164	\$606.21	\$0.00	\$606.21	(\$181.86)	(\$181.86)
757163	\$565.35	\$0.00	\$565.35	(\$169.61)	(\$169.61)
757162	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757161	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757160	\$395.13	\$0.00	\$395.13	(\$118.54)	(\$118.54)
757159	\$384.47	\$0.00	\$384.47	(\$115.34)	(\$115.34)
757158	\$358.74	\$0.00	\$358.74	(\$107.62)	(\$107.62)
757157	\$2,383.14	\$0.00	\$2,383.14	(\$714.94)	(\$714.94)
757156	\$2,010.53	\$0.00	\$2,010.53	(\$603.16)	(\$603.16)
757155	\$1,261.60	\$0.00	\$1,261.60	(\$378.48)	(\$378.48)
757154	\$353.86	\$0.00	\$353.86	(\$106.16)	(\$106.16)
757153	\$351.42	\$0.00	\$351.42	(\$105.43)	(\$105.43)
757152	\$292.85	\$0.00	\$292.85	(\$87.86)	(\$87.86)
757151	\$348.97	\$0.00	\$348.97	(\$104.69)	(\$104.69)
757150	\$286.74	\$0.00	\$286.74	(\$86.02)	(\$86.02)
757149	\$400.94	\$0.00	\$400.94	(\$120.28)	(\$120.28)
757148	\$387.52	\$0.00	\$387.52	(\$116.26)	(\$116.26)
757147	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757146	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757145	\$1,279.26	\$0.00	\$1,279.26	(\$383.78)	(\$383.78)
757144	\$2,538.10	\$0.00	\$2,538.10	(\$761.43)	(\$761.43)
757143	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757142	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757141	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757140	\$1,215.23	\$0.00	\$1,215.23	(\$364.57)	(\$364.57)
757139	\$726.79	\$0.00	\$726.79	(\$218.04)	(\$218.04)
757138	\$2,823.08	\$0.00	\$2,823.08	(\$846.92)	(\$846.92)
757137	\$2,253.52	\$0.00	\$2,253.52	(\$676.06)	(\$676.06)
757136	\$2,067.22	\$0.00	\$2,067.22	(\$620.17)	(\$620.17)
757135	\$297.48	\$0.00	\$297.48	(\$89.24)	(\$89.24)
757134	\$561.29	\$0.00	\$561.29	(\$168.39)	(\$168.39)
757133	\$312.57	\$0.00	\$312.57	(\$93.77)	(\$93.77)
757132	\$319.68	\$0.00	\$319.68	(\$95.90)	(\$95.90)
757131	\$319.68	\$0.00	\$319.68	(\$95.90)	(\$95.90)
757130	\$319.68	\$0.00	\$319.68	(\$95.90)	(\$95.90)
757129	\$361.90	\$0.00	\$361.90	(\$108.57)	(\$108.57)
757128	\$356.30	\$0.00	\$356.30	(\$106.89)	(\$106.89)
757127	\$2,230.17	\$0.00	\$2,230.17	(\$669.05)	(\$669.05)

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

Property ID (PIDN)	Town Taxes Collected (2021) <sup>1</sup>	Base Yr Taxes	2022-23 TIRZ Increments	Available 2022-23 TIRZ Credit (30.00%)	Applicable 2022-23 TIRZ Credit (30.00%)
757126	\$1,945.64	\$0.00	\$1,945.64	(\$583.69)	(\$583.69)
757125	\$364.95	\$0.00	\$364.95	(\$109.49)	(\$109.49)
757124	\$629.60	\$0.00	\$629.60	(\$188.88)	(\$188.88)
757122	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757121	\$3,021.69	\$0.00	\$3,021.69	(\$906.51)	(\$906.51)
757120	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757119	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757118	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757117	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757116	\$371.05	\$0.00	\$371.05	(\$111.32)	(\$111.32)
757115	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757114	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757113	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757112	\$2,691.63	\$0.00	\$2,691.63	(\$807.49)	(\$807.49)
757111	\$1,038.04	\$0.00	\$1,038.04	(\$124.56)	(\$124.56)
975256	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757110	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757109	\$618.42	\$0.00	\$618.42	(\$185.53)	(\$185.53)
757108	\$387.52	\$0.00	\$387.52	(\$116.26)	(\$116.26)
757107	\$370.44	\$0.00	\$370.44	(\$111.13)	(\$111.13)
757106	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757105	\$2,515.96	\$0.00	\$2,515.96	(\$754.79)	(\$754.79)
757104	\$2,331.60	\$0.00	\$2,331.60	(\$699.48)	(\$699.48)
757103	\$756.40	\$0.00	\$756.40	(\$226.92)	(\$226.92)
757102	\$1,119.16	\$0.00	\$1,119.16	(\$335.75)	(\$335.75)
757101	\$2,051.68	\$0.00	\$2,051.68	(\$615.50)	(\$615.50)
757100	\$2,261.19	\$0.00	\$2,261.19	(\$678.36)	(\$678.36)
757099	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757098	\$561.29	\$0.00	\$561.29	(\$168.39)	(\$168.39)
757097	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757096	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757095	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757094	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757093	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757092	\$369.83	\$0.00	\$369.83	(\$110.95)	(\$110.95)
757091	\$2,279.02	\$0.00	\$2,279.02	(\$683.71)	(\$683.71)
757090	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757089	\$374.29	\$0.00	\$374.29	(\$112.29)	(\$112.29)
757088	\$310.74	\$0.00	\$310.74	(\$93.22)	(\$93.22)
757087	\$1,983.36	\$0.00	\$1,983.36	(\$595.01)	(\$595.01)
757086	\$1,860.13	\$0.00	\$1,860.13	(\$558.04)	(\$558.04)
757085	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757084	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757083	\$2,662.29	\$0.00	\$2,662.29	(\$798.69)	(\$798.69)
757082	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757081	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757080	\$284.72	\$0.00	\$284.72	(\$85.42)	(\$85.42)
757079	\$316.33	\$0.00	\$316.33	(\$94.90)	(\$94.90)
757078	\$302.09	\$0.00	\$302.09	(\$90.63)	(\$90.63)
757077	\$341.65	\$0.00	\$341.65	(\$102.50)	(\$102.50)
757076	\$341.65	\$0.00	\$341.65	(\$102.50)	(\$102.50)
757075	\$341.65	\$0.00	\$341.65	(\$102.50)	(\$102.50)
757074	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757073	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757072	\$339.21	\$0.00	\$339.21	(\$101.76)	(\$101.76)
757071	\$336.77	\$0.00	\$336.77	(\$101.03)	(\$101.03)
757070	\$658.07	\$0.00	\$658.07	(\$197.42)	(\$197.42)
<b>Total</b>	<b>\$269,891.06</b>	<b>\$0.00</b>	<b>\$269,891.06</b>	<b>(\$80,384.09)</b>	<b>(\$79,560.80)</b>

**APPENDIX E-1**

**PHASE #2 MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23**

**Appendix E-1**

**2022-23 Phase #2 Major Improvements Assessment Roll Summary**

<b>Parcel</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2022-23 Annual Installment</b>
698873	189.75	\$1,335,000	\$15,000.00	\$89,389.30	\$23,000.00	(\$4,754.64)	\$122,634.66
<b>Total</b>	<b>189.75</b>	<b>\$1,335,000</b>	<b>\$15,000.00</b>	<b>\$89,389.30</b>	<b>\$23,000.00</b>	<b>(\$4,754.64)</b>	<b>\$122,634.66</b>

**APPENDIX E-2**  
**PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2022-23**

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

<b>Property ID (PIDN)</b>	<b>Town Taxes Collected (2021)<sup>1</sup></b>	<b>Base Yr Taxes</b>	<b>2022-23 TIRZ Increments</b>	<b>Available 2022-23 TIRZ Credit (30.00%)</b>	<b>Applicable 2022-23 TIRZ Credit (30.00%)</b>
698873	\$15,848.80	\$0.00	\$15,848.80	(\$4,754.64)	(\$4,754.64)
<b>Total</b>	<b>#N/A</b>	<b>\$0.00</b>	<b>\$15,848.80</b>	<b>(\$4,754.64)</b>	<b>(\$4,754.64)</b>

**APPENDIX F**  
**PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2022-23**

**Appendix F**

**2022-23 Phase #2 Direct Improvements Assessment Roll Summary**

<b>Parcel</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>2022-23 Annual Installment</b>
698873	189.75	\$9,160,000	\$5,000.00	\$698,908.00	\$33,000.00	\$736,908.00
<b>Total</b>	<b>189.75</b>	<b>\$9,160,000</b>	<b>\$5,000.00</b>	<b>\$698,908.00</b>	<b>\$33,000.00</b>	<b>\$736,908.00</b>



**APPENDIX G**  
**PID ASSESSMENT NOTICE**

**PID Assessment Notice**

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Rudman Tract Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at [txpid@municap.com](mailto: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