

**VINTAGE  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF LUBBOCK, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
2022-23**

**AS APPROVED BY CITY COUNCIL ON:  
SEPTEMBER 13, 2022**

**PREPARED BY:**

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

# VINTAGE PUBLIC IMPROVEMENT DISTRICT

## ANNUAL SERVICE PLAN UPDATE – 2022-23

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## *A. INTRODUCTION*

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The Vintage Township Public Improvement District (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on January 12, 2007 to finance certain public improvement projects for the benefit of the property in the PID. The Vintage Township Public Facilities Corporation Special Revenue Bonds, Series 2008A in the aggregate principal amount of \$2,193,000 (the “Series 2008A Bonds”) and the Vintage Township Public Facilities Corporation Special Revenue Bonds, Series 2008B in the aggregate principal amount of \$1,279,000 (the “Series 2008B Bonds”) were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was approved by the City pursuant to Ordinance No. 2007-00058, as amended by Ordinance No. 2008-00005, identifying the public improvements (the “Improvement Project”) to be provided by the PID, the costs of the Improvement Projects, the indebtedness to be incurred for the Improvement Projects, and the manner of assessing the property in the PID for the costs of the Improvement Projects. The Service and Assessment Plan is to be reviewed and updated annually. Section 372.015 of the PID Act states that the governing body of the municipality shall apportion the cost of an improvement to be assessed against property in an improvement district, and the apportionment shall be made on the basis of special benefits accruing to the property because of the improvement. Section 372.015(d) provides that the amount of assessment for each property owner may be adjusted following the annual review of the service plan. This document is the update of the Service and Assessment Plan for 2022-23.

The City had an assessment roll (the “Assessment Roll”) prepared identifying the assessments on each Parcel, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan also explains the update of the Assessment Roll.

The City Council intends for the obligations, covenants and burdens on the owner of the Assessed Property, including without limitation such owner’s obligations related to the payment of the Assessments, to constitute a covenant running with the land. The Assessments are binding upon the owners of Assessed Property and their respective transferees, legal representatives, heirs, devisees, successors and assigns. The Assessments have lien priority as specified in the PID Act.

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 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 C 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 shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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

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### **I. ANNUAL BUDGET FOR THE IMPROVEMENT PROJECTS**

The actual total cost of Improvement Project A is \$2,920,808, which represents a reduction in the budget for Improvement Project A included in the Service and Assessment Plan. The actual total cost of Improvement Project B was equal to \$1,828,466, which also represented a reduction of the budget for Improvement Project B included in the Service and Assessment Plan. There were budget line item cost revisions for the Improvement Projects as reported by the Developer. The reductions in the budget and the budget line revisions were reflected in prior annual Service and Assessment Plan updates. The original and revised budgets for the Improvement Projects are included in Appendix A. The budget includes Improvement Project A and Improvement Project B.

As shown by Table B-1 below, the PID has incurred indebtedness in the total amount of \$3,472,000 in the form of the Series 2008A and Series 2008B Bonds, which are to be repaid from Assessments, and the Developer is to fund the balance of the costs of the Improvement Projects as shown below.

**Table B-1**  
**Sources and Uses of Funds**  
**Public Improvements**

<b>Sources of Funds</b>	<b>Improvement Project A Series A Bonds</b>	<b>Improvement Project B Series B Bonds</b>	<b>Total</b>
Bond proceeds	\$2,193,000	\$1,279,000	\$3,472,000
Developer's contribution to Reserve Account	\$219,300	\$0	\$219,300
Developer's contribution to Prepayment Reserve Account	\$40,928	\$23,870	\$64,798
Other private funds	\$804,366	\$833,286	\$1,637,652
<b>Total Sources of Funds</b>	<b>\$3,257,594</b>	<b>\$2,136,156</b>	<b>\$5,393,750</b>
<b>Uses of Funds</b>			
Improvement Project	\$2,920,808	\$1,828,466	\$4,749,274
Capitalized Interest Account	\$61,644	\$128,694	\$190,338
Collection Costs Account	\$14,914	\$27,226	\$42,140
Reserve Account	\$219,300	\$127,900	\$347,200
Prepayment Reserve Account	\$40,928	\$0	\$40,928
Developer Sub-Account of the Prepayment Reserve Account	\$0	\$23,870	\$23,870
<b>Total Uses of Funds</b>	<b>\$3,257,594</b>	<b>\$2,136,156</b>	<b>\$5,393,750</b>

Note: The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

A Service and Assessment Plan must cover a period of five years. All of the Improvement Projects are expected to be provided within a period of five years. The anticipated budget for the Improvement Projects over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table B-2 and Table B-3 below.

**Table B-2**  
**Improvement Project A**  
**PID Sources and Uses of Funds**  
**2008 – 2027**

<b>Sources of Funds</b>	<b>Year 2008-2022</b>	<b>Year 2023-2028</b>	<b>Total</b>
Bond proceeds	\$2,193,000	\$0	\$2,193,000
Developer's contribution to Reserve Account	\$219,300	\$0	\$219,300
Developer's contribution to Prepayment Reserve Account	\$40,928	\$0	\$40,928
Other private funds	\$804,366	\$0	\$804,366
<b>Total Sources of Funds</b>	<b>\$3,257,594</b>	<b>\$0</b>	<b>\$3,257,594</b>
<b>Uses of Funds</b>			
Improvement project	\$2,920,808	\$0	\$2,920,808
Capitalized Interest Account	\$61,644	\$0	\$61,644
Collection Costs Account	\$14,914	\$0	\$14,914
Reserve Account	\$219,300	\$0	\$219,300
Prepayment Reserve Account	\$40,928	\$0	\$40,928
<b>Total Uses of Funds</b>	<b>\$3,257,594</b>	<b>\$0</b>	<b>\$3,257,594</b>

**Table B-3**  
**Improvement Project B**  
**PID Sources and Uses of Funds**  
**2008 – 2027**

<b>Sources of Funds</b>	<b>Year 2008-2022</b>	<b>Year 2023-2028</b>	<b>Total</b>
Bond proceeds	\$1,279,000	\$0	\$1,279,000
Developer's contribution to Prepayment Reserve Account	\$23,870	\$0	\$23,870
Other private funds	\$833,286	\$0	\$833,286
<b>Total Sources of Funds</b>	<b>\$2,136,156</b>	<b>\$0</b>	<b>\$2,136,156</b>
<b>Uses of Funds</b>			
Improvement Project	\$1,828,466	\$0	\$1,828,466
Capitalized Interest Account	\$128,694	\$0	\$128,694
Collection Costs Account	\$27,226	\$0	\$27,226
Reserve Account	\$127,900	\$0	\$127,900
Develop Sub-Account of the Prepayment Reserve Account	\$23,870	\$0	\$23,870
<b>Total Uses of Funds</b>	<b>\$2,136,156</b>	<b>\$0</b>	<b>\$2,136,156</b>

## II. DEBT SERVICE AND COLLECTION COSTS

### The Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Series 2008A and Series 2008B Bonds, of which sixteen (16) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series 2008A and Series 2008B Bonds with a maximum of nine percent per annum commencing with the issuance of the Series 2008A Bonds. The interest rate on the Series 2008A Bonds is 7.375 percent per annum. Accordingly, the interest rate on the Series 2008A Bonds is 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 Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments for each Parcel and the Annual Installments and Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

### Annual Budget for the Repayment of Indebtedness

Debt service is to be paid on the Series 2008A Bonds from the collection of the Annual Installments. The interest rate to be paid on the Series 2008A Bonds is 7.375 percent. In addition, “Collection Costs” are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

The budget for the PID to be paid from the collection of Annual Installments for 2022-23 is shown by Table B-4 on the following page.

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**Table B-4**  
**Budget for the Annual Installments**  
**to be Collected for 2022-23**

<u>Descriptions</u>	<u>Improvement</u> <u>Project A Series</u> <u>2008A Bonds</u>	<u>Improvement</u> <u>Project B Series</u> <u>2008B Bonds</u>	<u>Total</u>
Interest payment on April 1, 2023	\$69,880	\$0	\$69,880
Interest payment on October 1, 2023	\$69,880	\$0	\$69,880
Principal payment on October 1, 2023	\$48,000	\$0	\$48,000
<i>Subtotal Debt Service on Bonds</i>	<i>\$187,760</i>	<i>\$0</i>	<i>\$187,760</i>
Annual Collection Costs	\$15,000	\$0	\$15,000
<i>Subtotal Expenses</i>	<i>\$202,760</i>	<i>\$0</i>	<i>\$202,760</i>
Available Capitalized Interest Account	\$0	\$0	\$0
Available Administrative Fund	\$0	\$0	\$0
<i>Subtotal Funds Available</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<b>Annual Installment to be Collected</b>	<b>\$202,760</b>	<b>\$0</b>	<b>\$202,760</b>

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

As explained above, the interest rate on the Series 2008A Bonds is 7.375 percent per annum, which is used to calculate the interest on the Assessment Part A.

Annual Installments to be Collected from previously subdivided lots

The Assessment Part A per Equivalent Unit for all lots, other than the newly subdivided Phase Three Lots, is calculated as \$5,732 based on the revised number of units to be developed. The Assessment Part A applicable for each Land Use Class, which is calculated by multiplying the Assessment Part A per Equivalent Unit by the Equivalent Units of each Land Use Class, and the interest on the Assessment due to be collected for 2022-23 are shown in Table B-5 below.

**Table B-5**  
**Interest Due on Assessment Part A**  
**to be Collected for 2022-23**

<u>Land Use Class</u>	<u>Assessment</u> <u>per EU</u>	<u>EU</u>	<u>Assessment</u> <u>Part A per unit</u>	<u>Assessment</u> <u>Interest Rate</u>	<u>Interest Due</u> <u>per Unit</u>
Land Use Class 1	\$5,732	1.00	\$5,732	7.375%	\$422.72
Land Use Class 2	\$5,732	1.66	\$9,515	7.375%	\$701.71
Land Use Class 3	\$5,732	2.29	\$13,126	7.375%	\$968.03

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.



The Assessment Part A due for 2022-23 is \$48,000, which represents the principal amount due on the Series 2008A Bonds on October 1, 2023. The Total Assessment Part A outstanding is shown as \$1,895,041 in Appendix B after the regular principal payment on October 1, 2022. Accordingly, the Assessment Part A due for 2022-23 is 2.5329 percent of the outstanding Assessment Part A (i.e.,  $\$48,000 \div \$1,895,041 = 2.5329\%$ ).

The Assessment Part A due to be collected from each Land Use Class for 2022-23 is shown in Table B-6 below.

**Table B-6**  
**Assessment Part A Due  
to be Collected for 2022-23**

<b>Land Use Class</b>	<b>Assessment Part A per unit</b>	<b>Percentage</b>	<b>Assessment Part A Due</b>
Land Use Class 1	\$5,732	2.5329%	\$145.18
Land Use Class 2	\$9,515	2.5329%	\$241.00
Land Use Class 3	\$13,126	2.5329%	\$332.47

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

The net Annual Collection Costs for the collection of Assessment Part A are estimated to be \$15,000. The total outstanding Assessment Part A is shown as \$1,895,041 in Appendix B. Accordingly, the Annual Collection Costs due for 2022-23 is 0.7915 percent of the outstanding Assessment Part A (i.e.,  $\$15,000 \div \$1,895,041 = 0.7915\%$ ). The Annual Collection Costs to be collected for 2022-23 is shown in Table B-7 below.

**Table B-7**  
**Annual Collection Costs for Assessment Part A  
to be Collected for 2022-23**

<b>Land Use Class</b>	<b>Assessment Part A per unit</b>	<b>Percentage</b>	<b>Annual Collection Costs Per Unit</b>
Land Use Class 1	\$5,732	0.7915%	\$45.37
Land Use Class 2	\$9,515	0.7915%	\$75.31
Land Use Class 3	\$13,126	0.7915%	\$103.90

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

In summary, the Annual Installment Part A to be collected for 2022-23, which includes interest, Assessment Part A and Annual Collection Costs, is shown Table B-8 on the following page.

**Table B-8**  
**Annual Installment Part A**  
**to be Collected for 2022-23**

<b>Land Use Class</b>	<b>EU</b>	<b>Interest Due per Unit</b>	<b>Assessment Part A Due</b>	<b>Annual Assessment</b>	<b>Annual collection Costs Per Unit</b>	<b>Annual Installment Part A per Unit</b>
Land Use Class 1	1.00	\$422.72	\$145.18	\$567.90	\$45.37	\$613.27
Land Use Class 2	1.66	\$701.71	\$241.00	\$942.71	\$75.31	\$1,018.02
Land Use Class 3	2.29	\$968.03	\$332.47	\$1,300.50	\$103.90	\$1,404.39

As of April 1, 2014, all outstanding Assessment Part B were prepaid and the corresponding Series 2008B Bonds were fully redeemed with proceeds of the prepayments. As a result, Assessment Part B is no longer collected from the Parcels in the PID.

*Annual Installments to be Collected from Phase Three Lots*

The Assessment Part A per Equivalent Unit amounts allocated to the lots within Phase Three (the “Phase Three Lots”) was \$5,752 as shown in the Update of the Assessment Roll section of this annual update. This amount is slightly higher than the Assessment Part A and per Equivalent Unit amount of \$5,732 allocated to all previously subdivided lots. As a result, the Annual Installment amounts due for the Phase Three Lots are calculated separately based on the Assessment amounts allocated to each of these subdivided Parcels as shown below.

The Assessment Part A per Equivalent Unit for the Phase Three Lots is calculated as \$5,752 as shown in the Update of the Assessment Roll section of this annual update. The Assessment Part A applicable for each Land Use Class, which is calculated by multiplying the Assessment Part A per Equivalent Unit by the Equivalent Units of each Land Use Class, and the interest on the Assessment due to be collected from each of the Phase Three Lots for 2022-23 are shown in Table B-9 below.

**Table B-9**  
**Interest Due on Assessment Part A – Phase Three Lots**  
**to be Collected for 2022-23**

<b>Land Use Class</b>	<b>Assessment per EU</b>	<b>EU</b>	<b>Assessment Part A per unit</b>	<b>Assessment Interest Rate</b>	<b>Interest Due per Unit</b>
Land Use Class 1	\$5,752	1.00	\$5,752	7.375%	\$424.19
Land Use Class 2	\$5,752	1.66	\$9,548	7.375%	\$704.16
Land Use Class 3	\$5,752	2.29	\$13,172	7.375%	\$971.40

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

The Assessment Part A due for 2022-23 is \$48,000, which represents the principal amount due on the Series 2008A Bonds on October 1, 2023. The Total Assessment Part A outstanding is shown as \$1,895,041 in Appendix B. Accordingly, the Assessment Part A due for 2022-23 is 2.5329 percent of the outstanding Assessment Part A (i.e.,  $\$48,000 \div \$1,895,041 = 2.5329\%$ ).

The Assessment Part A due to be collected for Phase Three Lots for 2022-23 from each of the subdivided lots is shown in Table B-10 below.

**Table B-10**  
**Assessment Part A Due – Phase Three Lots**  
**to be Collected for 2022-23**

<b>Land Use Class</b>	<b>Assessment</b>		<b>Assessment Part A Due</b>
	<b>Part A per unit</b>	<b>Percentage</b>	
Land Use Class 1	\$5,752	2.5329%	\$145.69
Land Use Class 2	\$9,548	2.5329%	\$241.84
Land Use Class 3	\$13,172	2.5329%	\$333.63

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

The net Annual Collection Costs for the collection of Assessment Part A are estimated to be \$15,000. The total outstanding Assessment Part A is shown as \$1,895,041 in Appendix B. Accordingly, the Annual Collection Costs due for 2022-23 is 0.7915 percent of the outstanding Assessment Part A (i.e.,  $\$15,000 \div \$1,895,041 = 0.7915\%$ ). The Annual Collection Costs to be collected for Phase Three Lots for 2022-23 is shown in Table B-11 below.

**Table B-11**  
**Annual Collection Costs for Assessment Part A – Phase Three Lots**  
**to be Collected for 2022-23**

<b>Land Use Class</b>	<b>Assessment</b>		<b>Annual Collection Costs Per Unit</b>
	<b>Part A per unit</b>	<b>Percentage</b>	
Land Use Class 1	\$5,752	0.7915%	\$45.53
Land Use Class 2	\$9,548	0.7915%	\$75.58
Land Use Class 3	\$13,172	0.7915%	\$104.26

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

In summary, the Annual Installment Part A to be collected for 2022-23 from each of the Phase Three Lots, which includes interest, Assessment Part A and Annual Collection Costs, is shown Table B-12 on the following page.

**Table B-12**  
**Annual Installment Part A – Phase Three Lots**  
**to be Collected for 2022-23**

<b>Land Use Class</b>	<b>EU</b>	<b>Interest Due per Unit</b>	<b>Assessment Part A Due</b>	<b>Annual Assessment</b>	<b>Annual collection Costs Per Unit</b>	<b>Annual Installment Part A per Unit</b>
Land Use Class 1	1.00	\$424.19	\$145.69	\$569.88	\$45.53	\$615.41
Land Use Class 2	1.66	\$704.16	\$241.84	\$946.00	\$75.58	\$1,021.58
Land Use Class 3	2.29	\$971.40	\$333.63	\$1,305.03	\$104.26	\$1,409.28

There is no Annual Installment Part B to be collected from the Phase Three Lots.

**III. ANNUAL OPTIONAL REDEMPTION REVIEW**

The Bonds were issued in April 2008. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after October 1, 2018, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Indenture of Trust.

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 Bonds may be 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 is currently viable will inform the City accordingly.

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

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

- (i) Land Use Class 1,
- (ii) Land Use Class 2, and
- (iii) Land Use Class 3.

Land Use Class 1 consists of residential dwelling units of 2,100 square feet of living area or less. Land Use Class 2 consists of residential dwelling units with between 2,100 and 3,000 square feet of living area. Land Use Class 3 consists of residential dwelling units with greater than 3,000 square feet of living area.

The Service and Assessment Plan identified Equivalent Units for each lot in each land use class as follows:

Land Use Class 1 Lots	1.00 per dwelling unit
Land Use Class 2 Lots	1.66 per dwelling unit
Land Use Class 3 Lots	2.29 per dwelling unit

The Equivalent Unit factors are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the relative size of the average unit in each class. This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

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

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

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

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

### **I. 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 Equivalent Units allocated to each newly subdivided Parcel

D = the sum of the Equivalent Units for all of the new subdivided Parcels

There have been no additional Parcel subdivisions within the PID applicable to the Annual Installments to be collected for 2022-23.

### ***Consolidated Parcels***

According to the Service and Assessment Plan, upon the consolidation of two or more Parcels, the Assessment Part A and Assessment Part B for the consolidated Parcel shall be the sum of the Assessment Part A and Assessment Part B prior to the consolidation, with each calculated separately.

According to the Lubbock Central Appraisal District, Parcels R318307 and R318308 (both Land Use Class 1 lots) were consolidated and replatted as Parcel R318307 in 2013.

According to the Lubbock Central Appraisal District, Parcels R318313 and R318314 (both Land Use Class 1 lots) were consolidated and replatted as Parcel R318314 in 2013.

According to the Lubbock Central Appraisal District, Parcels R318328 and R318329 (Land Use Class 2 and Land Use Class 1 lots, respectively) were consolidated as Parcel R318328 in 2014.

According to Lubbock Central Appraisal District Parcels R318373, R318374, R318375, R318376, and R318377 (all Land Use Class 1) were consolidated and replatted as R318373 in 2018.

According to Lubbock Central Appraisal District Parcels R314871 and R314872 (Land Use Class 2 and Land Use Class 3 lots, respectively) were consolidated and replatted as R314871 as of August 7, 2020.

According to Lubbock Central Appraisal District Parcels R318369, R318370, R318371, and R318372, (all Land Use Class 1) were consolidated and replatted as R318369 as of August 7, 2020.

As a result, the consolidated Assessment Part A and the 2022-23 Annual Installment for the four newly consolidated Parcels is shown in Table D-1 on the following page.

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**Table D-1**  
**Annual Installment Part A before and after Consolidation**

Prior to Consolidation			After Consolidation		
Parcel	Assessment Part A	Annual Installment Part A	Parcel	Assessment Part A	Annual Installment Part A
R318307	\$5,751.79	\$615.41	R318307	\$11,504	\$1,230.81
R318308	\$5,751.79	\$615.41			
R318313	\$5,751.79	\$615.41	R319314	\$11,504	\$1,230.81
R318314	\$5,751.79	\$615.41			
R318328	\$9,547.97	\$1,021.58	R318328	\$15,300	\$1,636.98
R318329	\$5,751.79	\$615.41			
R318373	\$5,751.79	\$615.41	R318373	\$28,759	\$3,077.03
R318374	\$5,751.79	\$615.41			
R318375	\$5,751.79	\$615.41			
R318376	\$5,751.79	\$615.41			
R318377	\$5,751.79	\$615.41			
R314871	\$9,514.76	\$1,018.02	R3148712	\$22,641	\$2,422.41
R314872	\$13,125.78	\$1,404.39			
R318369	\$5,751.79	\$615.41	R3183692	\$23,007	\$2,461.62
R318370	\$5,751.79	\$615.41			
R318371	\$5,751.79	\$615.41			
R318372	\$5,751.79	\$615.41			
<b>Total</b>	<b>\$112,713.52</b>	<b>\$12,059.67</b>	<b>Total</b>	<b>\$112,713.52</b>	<b>\$12,059.67</b>

Note: The amounts shown are rounded to the nearest dollar, whereas calculations are to the cent.

## II. PREPAYMENT OF ASSESSMENTS

Assessment Part A has been prepaid for nine lots through July 31, 2022. Each of these prepaid lots is marked as such in the Assessment Roll summary attached hereto as Appendix B. According to the trustee for the Bonds, Series 2008A Bonds in the total amount of \$78,000 have been redeemed with the prepayment proceeds as of July 31, 2022.

Assessment Part B has been prepaid for all Parcels as of July 31, 2022. Each of these prepaid lots is marked as such in the Assessment Roll summary attached hereto as Appendix B. Series 2008B Bonds in the total amount of \$1,274,000 were redeemed with prepayment proceeds through July 31, 2022.

The complete Assessment Roll updated as described herein is available at the City of Lubbock, 1314 Avenue K, Lubbock, Texas 79401.



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## ***E. UPDATES OF MISCELLANEOUS PROVISIONS***

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There are no additional updates to be included in the Annual Service Plan update for 2022-23.

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**APPENDIX A**  
**THE IMPROVEMENT PROJECTS**

**Appendix A**  
**The Improvement Project**

<b>Hard Costs</b>	<b>Improvement Project A</b>			<b>Improvement Project B</b>		
	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>	<b>Original Budget</b>	<b>Budget Changes</b>	<b>Revised Budget</b>
Land	\$0	\$0	\$0	\$390,000	(\$247,090)	\$142,910
Site Preparation	\$288,511	\$355,780	\$644,291	\$79,906	\$88,055	\$167,961
Drainage	\$136,232	(\$136,232)	\$0	\$136,232	(\$102,637)	\$33,595
Streets and alleys	\$0	\$0	\$0	\$706,430	\$4,206	\$710,636
Walkways	\$0	\$0	\$0	\$59,523	(\$59,523)	\$0
Water and sewer	\$0	\$0	\$0	\$752,265	(\$409,645)	\$342,620
Lighting and street signs	\$154,683	(\$25,693)	\$128,990	\$4,107	\$681	\$4,788
Signage and monumentation	\$9,795	(\$9,475)	\$320	\$0	\$3,015	\$3,015
Park features	\$1,081,340	(\$7,593)	\$1,073,747	\$0	\$0	\$0
Roundabouts	\$67,795	\$19,517	\$87,312	\$0	\$0	\$0
Street trees and irrigation	\$412,091	(\$213,590)	\$198,501	\$0	\$0	\$0
<i>Sub-total hard costs</i>	<i>\$2,150,447</i>	<i>(\$17,286)</i>	<i>\$2,133,161</i>	<i>\$2,128,463</i>	<i>(\$722,938)</i>	<i>\$1,405,525</i>
<b>Soft Costs</b>						
Project administration	\$84,884	\$529	\$85,413	\$11,577	\$25,029	\$36,606
Master planning	\$67,012	\$199,424	\$266,436	\$0	\$73,946	\$73,946
Architectural design	\$102,862	(\$102,862)	\$0	\$130	(\$130)	\$0
Engineering (civil)	\$239,216	\$169,311	\$408,527	\$235,905	\$59,500	\$295,405
Engineering (other)	\$4,210	\$3,464	\$7,674	\$8,952	(\$5,207)	\$3,745
Legal fees	\$7,720	\$5,640	\$13,360	\$1,278	(\$1,278)	\$0
Regulatory and impact fees	\$8,032	(\$5,902)	\$2,130	\$20,563	(\$7,324)	\$13,239
Insurance and bonding	\$0	\$4,107	\$4,107	\$0	\$0	\$0
<i>Sub-total soft costs</i>	<i>\$513,936</i>	<i>\$273,711</i>	<i>\$787,647</i>	<i>\$278,405</i>	<i>\$144,536</i>	<i>\$422,941</i>
Contingency	<b>\$266,439</b>	<b>(\$266,439)</b>	<b>\$0</b>	<b>\$248,901</b>	<b>(\$248,901)</b>	<b>\$0</b>
<b>Total</b>	<b>\$2,930,822</b>	<b>(\$10,014)</b>	<b>\$2,920,808</b>	<b>\$2,655,769</b>	<b>(\$827,303)</b>	<b>\$1,828,466</b>

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

**Appendix B**  
**ASSESSMENT ROLL SUMMARY**  
**Vintage Public Improvement District**  
**2022-2023**  
**Summary**

Property			Assessments			Annual Installment Part A			Annual Installment Part B			Total		
Tax Reference No.	Lot No.	Equivalent Units	Part A	Part B	Total	P&I	Collection Costs	Total	P&I	Collection Costs	Total	P&I	Collection Costs 2	Total 2
R310559	1	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R310560	2	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310561	3	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310562	4	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310563	5	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310564	6	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310565	7	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310566	8	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310567	9	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310568	10	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310569	11	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310570	12	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310571	13	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310572	14	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310573	15	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310574	16	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310575	17	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310576	18	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310577	19	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310578	20	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310579	21	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310580	22	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310581	23	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310582	24	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310583	25	1.66	\$9,515	\$0	\$9,515	\$942.71	\$75.31	\$1,018.02	\$0.00	\$0.00	\$0.00	\$942.71	\$75.31	\$1,018.02
R310584	26	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310585	27	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310586	28	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310587	29	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310588	30	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310589	31	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R310590	32	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310591	33	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310592	34	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310593	35	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310594	36	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310595	37	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310596	38	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310597	39	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310598	40	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310599	41	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310600	42	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310601	43	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310602	44	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310603	45	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310604	46	1	\$5,732	\$0	\$5,732	\$567.90	\$45.37	\$613.27	\$0.00	\$0.00	\$0.00	\$567.90	\$45.37	\$613.27
R310605	47	1	Prepaid	\$0	Prepaid	\$0.00	\$0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Prepaid
R310606	48	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R310607	49	2.29	Prepaid	\$0	Prepaid	\$0.00	\$0.00	Prepaid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Prepaid
R310608	50	2.29	\$13,126	\$0	\$13,126	\$1,300.50	\$103.90	\$1,404.39	\$0.00	\$0.00	\$0.00	\$1,300.50	\$103.90	\$1,404.39
R310609	51	2.29	\$13,126	\$0	\$13,126	\$1,300.50	\$103.90	\$1,404.39	\$0.00	\$0.00	\$0.00	\$1,300.50	\$103.90	\$1,404.39
R310610	52	2.29	\$13,126	\$0	\$13,126	\$1,300.50	\$103.90	\$1,404.39	\$0.00	\$0.00	\$0.00	\$1,300.50	\$103.90	\$1,404.39
R310611	53	2.29	\$13,126	\$0	\$13,126	\$1,300.50	\$103.90	\$1,404.39	\$0.00	\$0.00	\$0.00	\$1,300.50	\$103.90	\$1,404.39
R310612	54	1.66	\$9,515	\$0	\$9,515	\$942.71	\$75.31	\$1,018.02	\$0.00	\$0.00	\$0.00	\$942.71	\$75.31	\$1,018.02
R310613	55	1.66	\$9,515	\$0	\$9,515	\$942.71	\$75.31	\$1,018.02	\$0.00	\$0.00	\$0.00	\$942.71	\$75.31	\$1,018.02
R310614	56	1.66	\$9,515	\$0	\$9,515	\$942.71	\$75.31	\$1,018.02	\$0.00	\$0.00	\$0.00	\$942.71	\$75.31	\$1,018.02
R310615	57	1.66	\$9,515	\$0	\$9,515	\$942.71	\$75.31	\$1,018.02	\$0.00	\$0.00	\$0.00	\$942.71	\$75.31	\$1,018.02
R310616	58	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R310622	59	0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00









Property			Assessments			Annual Installment Part A			Annual Installment Part B			Total		
Tax Reference No.	Lot No.	Equivalent Units	Part A	Part B	Total	P&I	Collection Costs	Total	P&I	Collection Costs	Total	P&I	Collection Costs 2	Total 2
R318395	250	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318368	251	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318369 <sup>2</sup>	252	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318370	253	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318371	254	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318372	255	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318373 <sup>2</sup>	256	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318374	257	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318375	258	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318376	259	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318377	260	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318378	261	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318379	262	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318380	263	1.66	\$9,548	Prepaid	\$9,548	\$946.00	\$75.58	\$1,021.58	Prepaid	Prepaid	Prepaid	\$946.00	\$75.58	\$1,021.58
R318381	264	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318382	265	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318383	266	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318384	267	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318397	268	1.66	\$9,548	Prepaid	\$9,548	\$946.00	\$75.58	\$1,021.58	Prepaid	Prepaid	Prepaid	\$946.00	\$75.58	\$1,021.58
R318385	269	1.66	\$9,548	Prepaid	\$9,548	\$946.00	\$75.58	\$1,021.58	Prepaid	Prepaid	Prepaid	\$946.00	\$75.58	\$1,021.58
R318386	270	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318387	271	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318388	272	1.66	\$9,548	Prepaid	\$9,548	\$946.00	\$75.58	\$1,021.58	Prepaid	Prepaid	Prepaid	\$946.00	\$75.58	\$1,021.58
R318389	273	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318390	274	1.66	\$9,548	Prepaid	\$9,548	\$946.00	\$75.58	\$1,021.58	Prepaid	Prepaid	Prepaid	\$946.00	\$75.58	\$1,021.58
R318391	275	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318392	276	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
R318396	277	1	\$5,752	Prepaid	\$5,752	\$569.88	\$45.53	\$615.41	Prepaid	Prepaid	Prepaid	\$569.88	\$45.53	\$615.41
<b>Total</b>		<b>342.52</b>	<b>\$1,895,041</b>	<b>\$0</b>	<b>\$1,895,041</b>	<b>\$187,759</b>	<b>\$15,000</b>	<b>\$202,759</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$187,759</b>	<b>\$15,000</b>	<b>\$202,759</b>

1 - The 2022-23 Annual Installment to be billed will be allocated evenly between multiple accounts per information provided by Lubbock Central Appraisal District.

2 - Parcel represents the account to be billed for consolidated parcels per Lubbock Central Appraisal District Records.

**APPENDIX C**  
**PID ASSESSMENT NOTICE**

**PID Assessment Notice**

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT  
TO  
CITY OF LUBBOCK, 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 Lubbock, 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 Vintage 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](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.

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

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COUNTY OF \_\_\_\_\_

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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