

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 32-23

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL(S) FOR THE RIVERWALK PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013 AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 19, 2013, the Town Council of the Town of Flower Mound, Texas ("TOWN") approved Ordinance No. 20-13 establishing the Riverwalk Public Improvement District No. 1 ("the PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the Town has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 27-14 which ordinance also approved the Riverwalk Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll, dated as of May 15, 2014 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the Town Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Flower Mound, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

The Riverwalk Public Improvement District No. 1 Annual Service Plan Update, attached hereto as "Attachment 1" and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3

The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 4

This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The Town Secretary shall cause this Ordinance to 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.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ON THIS 7th DAY OF AUGUST, 2023.

APPROVED:



Derek France, MAYOR

ATTEST:



Theresa Scott, TOWN SECRETARY

**RIVERWALK
PUBLIC IMPROVEMENT DISTRICT No. 1**

TOWN OF FLOWER MOUND, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 - 8/31/24)**

**AS APPROVED BY TOWN COUNCIL ON:
AUGUST 7, 2023**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

RIVERWALK

PUBLIC IMPROVEMENT DISTRICT No. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/23 – 8/31/24)

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I. INTRODUCTION

The Riverwalk Public Improvement District No. 1 (the “PID”) was created pursuant to the PID Act and a resolution of the Town Council on April 19, 2013 to finance certain public improvement projects for the benefit of the property in the PID. The Town of Flower Mound, Texas Special Assessment Revenue Bonds, Series 2014 (Riverwalk Public Improvement District No. 1) (the “Series 2014 Bonds”) in the aggregate principal amount of \$16,000,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town of Flower Mound, Texas Special Assessment Revenue Refunding Bonds, Series 2021 (Riverwalk Public Improvement District No. 1) (the “Series 2021 Refunding Bonds”) in the aggregate principal amount of \$14,635,000 were issued to refinance the Series 2014 Bonds.

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. The Service and Assessment Plan was updated for the Series Refunding 2021 Bonds on February 9, 2021 (the “Updated Service and Assessment Plan”). Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The Town also adopted an assessment roll (the “Assessment Roll”) identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2023-24.

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 E and a 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 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 purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan as updated from time to time.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the Developer's Quarterly Improvement Implementation Report dated as of December 30, 2020, the actual costs of the Authorized Improvements were equal to \$12,910,000.

As described in the Developer's Quarterly Improvement Implementation Report dated as of December 30, 2020, the Authorized Improvements were accepted by the Town on December 8, 2020.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2014 Bonds.

For additional PID development-related information, refer to the link below:

<https://emma.msrb.org/P11616629-P11246324-P11670397.pdf>

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Table II-A-1
Sources and Uses of Funds

Sources of Funds	Final Budget	Actual Costs ¹	Variance
Bond par amount	\$16,000,000	\$16,000,000	\$0
Other funding sources	\$0	\$0	\$0
Total Sources	\$16,000,000	\$16,000,000	\$0
Uses of Funds			
Authorized Improvements			
Road improvements	\$7,210,000	\$7,210,000	\$0
Water distribution system improvements	\$1,190,000	\$1,190,000	\$0
Sanitary sewer improvements	\$830,000	\$830,000	\$0
Storm drainage improvements	\$2,065,000	\$2,065,000	\$0
Miscellaneous	\$1,615,000	\$1,615,000	\$0
<i>Subtotal</i>	<i>\$12,910,000</i>	<i>\$12,910,000</i>	<i>\$0</i>
Bond issuance costs	\$3,090,000	\$3,090,000	\$0
Total Uses	\$16,000,000	\$16,000,000	\$0

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

Authorized Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to be reported at this time.

B. FIVE YEAR SERVICE PLAN

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

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

The actual budget for the Authorized Improvements is shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments (2014-2029)

Assessment Year ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Bonds	Projected Annual Installments^{1,2}
2014-2023	\$16,000,000	\$14,635,000	\$0	\$11,305,221
2024	\$0	\$0	\$0	\$1,007,944
2025	\$0	\$0	\$0	\$1,003,694
2026	\$0	\$0	\$0	\$1,001,178
2027	\$0	\$0	\$0	\$1,003,415
2028	\$0	\$0	\$0	\$1,001,960
2029	\$0	\$0	\$0	\$1,005,033
Total	\$16,000,000	\$14,635,000	\$0	\$17,328,446

1 – Assessment years ending 2014 through 2024 reflect actual Annual Installments and are net of capitalized interest and include applicable investment fund income and applicable credits, if any. Assessment years 2025 through 2029 reflect projected Annual Installments and will be updated in future Annual Service Plan Updates.

2 – Projected Annual Installments for Assessments Years ending 2014-2021 were for the Series 2014 Bonds and projected Annual Installments for Assessment Years 2022-2029 are for the Series 2021 Refunding Bonds.

C. STATUS OF DEVELOPMENT

According to the Town, greater than 95 percent of the total building permits expected to be issued within the PID have been issued as of June 30, 2023. Pursuant to Section 4 (a)(vi) of the Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

See Appendix C for 2023 assessed values of all Parcels within the PID.

D. SERIES 2021 REFUNDING ANALYSIS

The Series 2021 Refunding Bonds were issued in February 2021 refunding the Series 2014 Bonds. At the time of refunding, the total projected outstanding principal, interest, and additional interest reserve amounts for the Series 2014 Bonds were \$14,600,000, \$13,592,500, and \$989,800, respectively. The total projected outstanding principal, interest, and additional interest reserve amounts for the Series 2021 Refunding Bonds are \$14,335,000, \$7,348,206, and \$346,075, respectively. As a result, the total projected savings from the 2021 refunding of the Series 2014 Bonds is \$7,153,019. See Table II-D-1 below for a summary of the refunding savings.

Table II-D-1
Refunding Savings Analysis (Cumulative)

	Principal	Interest	Additional Interest Reserve	Total
Series 2014 Bonds	\$14,600,000	\$13,592,500	\$989,800	\$29,182,300
Series 2021 Refunding Bonds ¹	\$14,335,000	\$7,348,206	\$346,075	\$22,029,281
Net Refunding Related Savings	\$265,000	\$6,244,294	\$643,725	\$7,153,019

1 – Totals include projected principal, interest, and additional interest reserve amounts from assessment year ending 9/1/2022 through 9/1/2043.

The projected average Annual Installment savings per Equivalent Unit for outstanding projected Annual Installments is shown in Table II-D-2 on the following page.

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Table II-D-2
Summary of Refunding Savings (Per Equivalent Unit)

Assessment Year ending 08/31	Series 2014 Projected Annual Installments ^{1,2}	Series 2021 Projected Annual Installments ^{1,3}	Projected Annual Installment Savings
2024	\$2,038	\$1,541	\$497
2025	\$2,153	\$1,537	\$615
2026	\$2,114	\$1,534	\$580
2027	\$2,075	\$1,537	\$538
2028	\$2,037	\$1,535	\$502
2029	\$2,149	\$1,539	\$610
2030	\$2,100	\$1,536	\$565
2031	\$2,049	\$1,539	\$511
2032	\$1,998	\$1,541	\$457
2033	\$2,097	\$1,539	\$558
2034	\$2,035	\$1,537	\$499
2035	\$2,125	\$1,541	\$583
2036	\$2,052	\$1,536	\$516
2037	\$2,131	\$1,538	\$592
2038	\$2,048	\$1,541	\$507
2039	\$2,113	\$1,534	\$579
2040	\$2,016	\$1,541	\$475
2041	\$2,063	\$1,539	\$525
2042	\$2,099	\$1,534	\$565
2043	\$1,980	\$1,535	\$445
Total	\$41,473	\$30,754	\$10,718

1 – Projected Annual Installment amounts include principal, interest, additional interest for reserves, and collection costs.

2 – The Series 2014 Bonds Annual Installments include interest calculated at an average effective interest rate of 6.67 percent.

3 - The Series 2021 Refunding Bonds Annual Installments include interest calculated at an average effective interest rate of 3.81 percent.

E. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2014 Bonds. The Series 2021 Refunding

Bonds were issued in February 2021 to refund the Series 2014 Bonds. Twenty (20) Annual Installments remain outstanding for the Series 2021 Refunding Bonds.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series Bonds commencing with the issuance of the Series Bonds. The effective interest rate on the Bonds is 3.56 percent for 2023-24. The Additional Interest Reserve was fully funded at the closing of the Series 2021 Refunding Bonds and the Town will not begin collecting Additional Interest until it is required to be collected pursuant to Section 6.7(b) of the applicable Indenture. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town, or any other party designated by the Town, in 2023 and will be delinquent on February 1, 2024.

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 2023-24 and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Assessment Ordinance or 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 on the Series Bonds will be paid from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other district administration expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2023-24

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2023-24 as shown by Table II-E-1 on the following page.

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Table II-E-1
Budget for the Annual Installments
to be Collected for 2023-24

Descriptions	<u>Series 2021 Refunding</u> <u>Bonds</u>
Interest payment on March 1, 2024	\$236,972
Interest payment on September 1, 2024	\$236,972
Principal payment on September 1, 2024	\$495,000
<i>Subtotal debt service on bonds</i>	<i>\$968,944</i>
Annual collection costs	\$39,000
<i>Subtotal Expenses</i>	<i>\$1,007,944</i>
Available reserve fund income	\$0
Available Administrative Expense Fund	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installment to be collected	\$1,007,944

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2024 in the amount of \$236,972 and on September 1, 2024, in the amount of \$236,972, which equal interest on the outstanding Assessments balance of \$13,309,661 for six months each and an effective interest rate of 3.56 percent. Annual Installments to be collected include a principal amount of \$495,000 due on September 1, 2024. As a result, the total principal and interest due in 2023-24 is estimated to be equal to \$968,944.

Annual Collection Costs

Annual Collection Costs for the PID include the annual administrative expenses. The administrative expenses include the Trustee, Dissemination Agent, Administrator, and contingency fees. As shown in Table II-E-2 below, the total administrative expenses to be collected for 2023-24 are estimated to be \$39,000.

Table II-E-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (9/1/23-8/31/24)
Administrator	\$26,000
Trustee	\$7,000
Dissemination Agent	\$3,500
Contingency	\$2,500
Total	\$39,000

Available Reserve Fund Income

As of June 30, 2023, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2023-24 Annual Installment.

Available Administrative Expense Account

As of June 30, 2023, there were \$47,199 in administrative expense funds available. The available balance is anticipated to be used for future administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2023-24 Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Bonds, (ii) to fund the Prepayment Reserve Account and the Delinquency Reserve Account, and (iii) to cover administrative expenses of the PID.

According to the revised development plan, 662.76 total Equivalent Units were estimated to be built within the PID. According to the Trustee, thirteen Parcels representing 11.92 Equivalent Units have prepaid their Assessments in full, lowering the total outstanding Equivalent Units to 650.84 (i.e. $662.76 - 11.92 = 650.84$). Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be \$1,488.76 (i.e. $\$968,944 \div 650.84 = \$1,488.76$) and the Annual collection costs to be collected from each Equivalent Unit will be \$59.92 (i.e. $\$39,000 \div 650.84 = \59.92). As a result, the total Annual Installment to be collected from each Equivalent Unit within the PID will be \$1,548.68 (i.e. $\$1,488.76 + \$59.92 = \$1,548.68$). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each Equivalent Unit of \$1,548.68 by the total estimated Equivalent Units for each Parcel in the PID as shown in Appendix D.

The Annual Installment due to be collected from each Land Use Class in the PID for 2023-24 is shown in Table II-F-1 on the following page.

Table II-F-1
Annual Installment per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
1 - Single Family Villa	\$1,548.68	1.00	\$1,548.68
2 - Interior Townhome	\$1,548.68	0.90	\$1,387.12
3 - Multi-Family	\$1,548.68	0.24	\$371.68
4 - Assisted Living	\$1,548.68	0.21	\$325.22
5 - Memory Care	\$1,548.68	0.42	\$650.45
6 - Retail ¹	\$1,548.68	0.69	\$1,068.59
7 - Office ¹	\$1,548.68	0.46	\$712.39
8 - Hotel	\$1,548.68	0.20	\$309.74
9 - Periphery Townhome	\$1,548.68	0.76	\$1,182.63

1 – Retail and office lots are billed on a per 1,000 square foot basis.

The list of Parcels within 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 Annual Collection Costs, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix D.

G. BOND REDEMPTION RELATED UPDATES

The Series 2014 Bonds were refunded in February 2021 and the Series 2021 Refunding Bonds were issued to refinance the Series 2014 Bonds. Pursuant to Section 4.3 of the Indenture of Trust for the Series 2021 Refunding Bonds, the Town reserves the right and option to redeem Series 2021 Refunding Bonds maturing on or after September 1, 2036, before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the Town, at the Redemption Price of par plus accrued and unpaid interest to the date of redemption.

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 Series 2021 Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the PID Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited.

According to the Developer, the initial plan for a single category of townhomes in the PID has been revised to include two townhome categories based on the location of such townhomes with respect to the amenity area. As a result, Land Use Class 2 has been updated as follows and a new land use class (“Land Use Class 9”) has been created for the second category of townhomes as follows:

“Land Use Class 2” means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single-family dwelling unit on individually platted lots adjacent to the River Walk amenity area.

“Land Use Class 9” means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single-family dwelling unit on individually platted lots located along the outer periphery of the CBD.

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IV. UPDATE OF THE ASSESSMENT ROLL

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

The identification of each Parcel as Benefited Property, Assessed Property, and Non-Assessed Property; (ii) the Assessment for each Parcel, including any adjustments authorized by the Updated Service and Assessment Plan or in the Act; (iii) the Principal Portion of the Assessment for each Parcel, including any adjustments authorized by this Updated Service and Assessment Plan or in the Act; (iv) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (v) payments of the Assessment, if any, as provided by Section VI.C of the Updated Service and Assessment Plan.

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

A. PARCEL UPDATES

According to the Updated 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 to be built on each newly subdivided Parcel
- D = the sum of the 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 DCAD online records, approximately 11,700 square feet of retail and office space of Parcel 705216 in 2022 was allocated to Parcel 1011391. According to the Developer, Parcel 1011391 is anticipated to have proposed development of 7,500 square feet of retail space and 4,200 square feet of office space (Land Use Class 6 and 7). As a result, 7.11 Equivalent Units $[(0.69 \times (7500/1000)) + (0.46 \times (4200/1000))] = 7.11$ will be allocated to Parcel 1011391. Pursuant to the Developer's request, the remaining 16.58 Equivalent Units will remain allocated to Parcel 705216. The subdivision of Parcel 705216 is shown in Table IV-A-1 on the following page.

Table IV-A-1
Assessment Allocation - Parcel 705216 Subdivisions

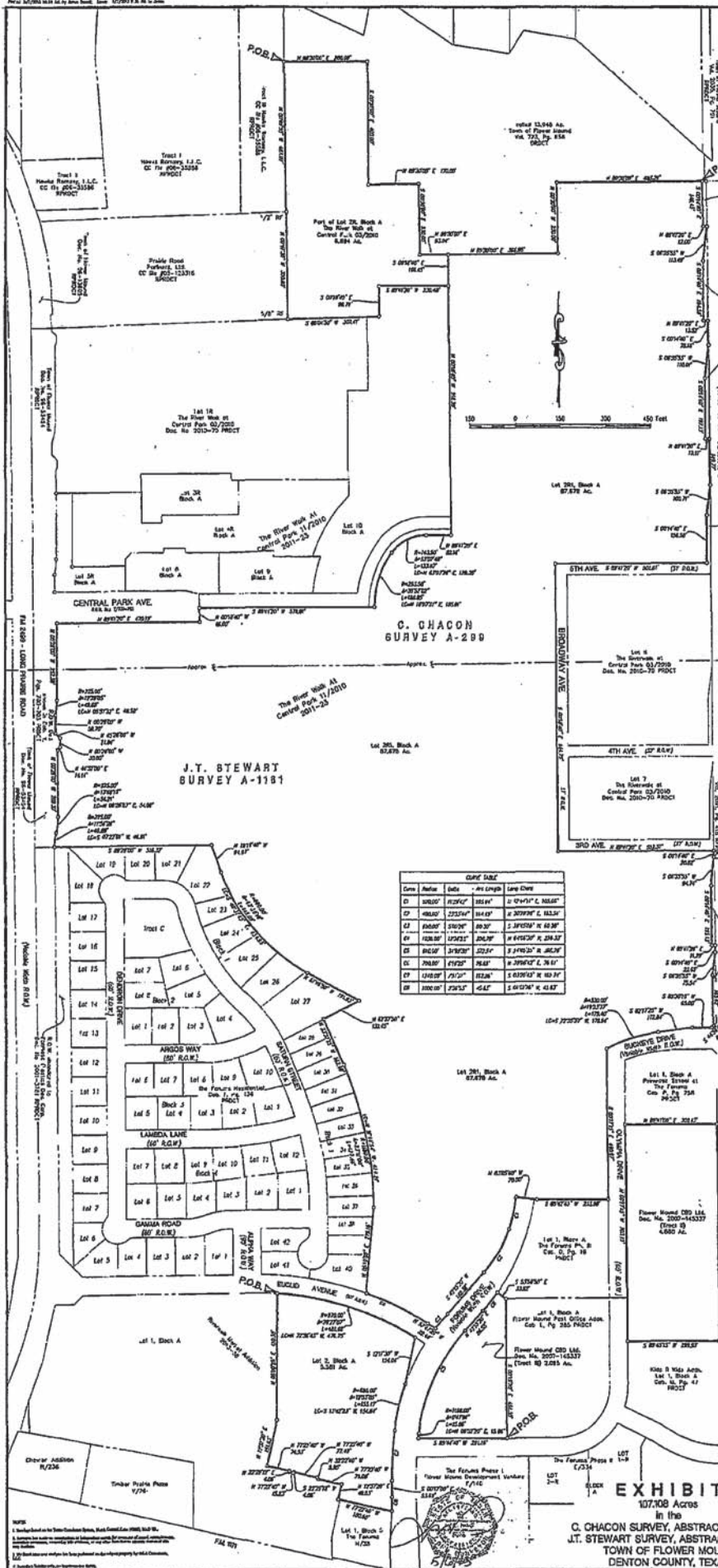
Prior to Subdivision			After Subdivision		
Parcel	Land Use Type	Equivalent Units	Parcels	Land Use Type	Equivalent Units
705216	Office/Retail	23.69	705216	Office/Retail	16.58
			1011391	Office/Retail	7.11
Total		23.69	23.69		

B. PREPAYMENT OF ASSESSMENTS

According to the Trustee, thirteen (13) Parcels have prepaid their Assessments in full as of June 30, 2023. Please see Appendix B for a complete list of Parcels that have prepaid their Assessments in full.

The complete Assessment Roll is available for review at Flower Mound Town Hall, located at 2121 Cross Timbers Road, Flower Mound, Texas 75028.

APPENDIX A
PID MAP



CLIFF TABLE				
Cont.	Radius	Gate	Net Length	Long Chute
D1	100.00'	112.00'	101.81'	11 02'40" E, 101.81'
D2	100.00'	123.50'	104.43'	11 20'59" E, 103.54'
D3	100.00'	130.00'	107.30'	11 31'03" E, 104.98'
D4	100.00'	137.00'	110.74'	11 44'20" E, 108.37'
D5	100.00'	143.00'	113.74'	11 54'35" E, 109.78'
D6	100.00'	149.00'	116.81'	12 04'50" E, 112.11'
D7	100.00'	155.00'	119.86'	12 13'03" E, 113.34'
D8	100.00'	160.00'	122.87'	12 20'15" E, 114.48'

[illegible]

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
667648	01/17/18	\$21,353	Full
652931	03/27/18	\$23,840	Full
667645	01/02/19	\$20,946	Full
652930	02/05/19	\$23,386	Full
652972	03/20/19	\$23,386	Full
667418	07/26/19	\$20,946	Full
667635	02/06/20	\$20,537	Full
693521	04/28/20	\$20,537	Full
652932	01/29/21	\$22,471	Full
652959	07/01/21	\$21,048	Full
675223	08/20/21	\$16,155	Full
675239	02/15/22	\$15,445	Full
715579	09/19/22	\$18,977	Full
Total		\$269,026	

APPENDIX C
ASSESSED VALUE

Riverwalk Public Improvement District No. 1
Assessed Value of the PID

PID	Parcels¹	2023 Assessed Value^{2,3}
Riverwalk PID No. 1	430	\$405,395,760
Total	430	\$405,395,760

1 - Parcels include 360 residential lots, 13 un-subdivided parent parcels and commercial lots, and fifty-nine open space and other unassessed lots.

2 - Parcel assessed values are in accordance with Denton Central Appraisal District online records as of 6/12/23.

3 - Values shown reflect the 2023 assessed values.

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2023-24

Riverwalk PID No. 1
Assessment Roll Summary 2023-24

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
667418	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
715531	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715532	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715533	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715534	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715535	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715536	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715537	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715538	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715539	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715540	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715541	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715542	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715543	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715544	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715545	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715546	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715547	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715548	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715549	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715550	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715551	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715552	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715553	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715554	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715555	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715556	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715557	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715558	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715559	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715560	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715561	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715562	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715563	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715564	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715565	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715566	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715567	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715568	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715569	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715570	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715571	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715572	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715573	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715574	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715575	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715576	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715577	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715578	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715579	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
715580	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715581	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715582	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715583	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715584	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715585	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715586	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715587	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715588	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715589	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715590	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715591	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
715592	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715593	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715594	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715595	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715596	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715597	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715598	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715599	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715600	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715601	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715602	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715603	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715604	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715605	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715606	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715607	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715608	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715609	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715610	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715611	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715612	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715613	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715614	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715615	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715616	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715617	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715618	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
715619	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715620	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715621	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
715622	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
563269	25.39	\$519,266	\$19,312.03	\$18,490.56	\$1,521.55	\$39,324.15
966339	34.64	\$708,346	\$26,344.12	\$25,223.54	\$2,075.60	\$53,643.26
711952	52.50	\$1,073,624	\$39,929.17	\$38,230.73	\$3,145.93	\$81,305.83
655447	85.92	\$1,757,062	\$65,346.94	\$62,567.31	\$5,148.55	\$133,062.80
757923	19.80	\$404,909	\$15,059.00	\$14,418.45	\$1,186.47	\$30,663.91
757922	37.50	\$766,929	\$28,522.87	\$27,309.61	\$2,247.26	\$58,079.73
757921	13.68	\$279,757	\$10,404.47	\$9,961.90	\$819.75	\$21,186.11
757920	16.74	\$342,266	\$12,729.21	\$12,187.76	\$1,002.91	\$25,919.88
705216	16.58	\$339,122	\$12,612.29	\$12,075.81	\$993.70	\$25,681.80
1011391	7.11	\$145,338	\$5,405.27	\$5,175.35	\$425.87	\$11,006.49
705217	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
705218	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
705219	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
705220	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
705222	4.14	\$84,663	\$3,148.70	\$3,014.77	\$248.08	\$6,411.55
705223	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
744741	8.97	\$183,436	\$6,822.18	\$6,531.99	\$537.51	\$13,891.68
744738	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
655450	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
744739	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
744740	14.49	\$296,320	\$11,020.45	\$10,551.68	\$868.28	\$22,440.41
744742	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667423	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
652930	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652931	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652932	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652933	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652934	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652935	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652936	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652937	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652938	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652939	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652940	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652941	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652942	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652943	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652944	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652945	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652946	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652947	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652948	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652949	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652950	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652951	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652952	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652953	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652954	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652955	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652956	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652957	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652958	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652959	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
744723	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
744724	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
744725	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652963	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652964	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652965	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652966	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652967	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652968	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652969	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652970	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652971	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652972	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
652973	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652974	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652975	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652976	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652977	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652978	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652979	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652980	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652981	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652982	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652987	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652988	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652989	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652990	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652991	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652992	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652993	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652994	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652995	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652996	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652997	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652998	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652999	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653000	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653001	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653002	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653003	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653004	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653005	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653006	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653007	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653011	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653012	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653013	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653014	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653015	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653016	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653017	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653018	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653019	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653020	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653021	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653022	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653023	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653024	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653025	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653027	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653028	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653029	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653030	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653031	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653032	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
653033	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
653034	1.00	\$20,450	\$760.56	\$728.20	\$59.92	\$1,548.68
652983	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
652984	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
652985	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
652986	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653008	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653009	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653010	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653026	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653035	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653036	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653037	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
653038	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675215	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675216	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675217	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675218	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675219	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675220	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675221	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675222	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
675227	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675228	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675229	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675230	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675231	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675232	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675233	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675234	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675237	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675238	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675239	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
675240	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675241	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675242	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675243	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675245	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675246	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675247	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675248	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675249	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675250	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675251	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675252	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675256	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675257	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675258	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675259	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675260	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675261	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675262	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675263	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
675264	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675265	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675266	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675267	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675268	0.38	\$7,771	\$289.01	\$276.72	\$22.77	\$588.50
1008382	0.38	\$7,771	\$289.01	\$276.72	\$22.77	\$588.50
675269	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675270	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675275	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675276	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675277	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675278	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675279	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675280	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675281	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675282	0.76	\$15,616	\$580.79	\$556.08	\$45.76	\$1,182.63
675224	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675225	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675226	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675235	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675236	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675244	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675253	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675254	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675255	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675271	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675272	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675273	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675274	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675283	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675284	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
675285	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667598	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667599	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667600	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667601	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667602	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667603	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667604	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667605	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667606	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667607	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667608	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667609	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667610	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667611	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667612	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667613	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667614	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667615	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667618	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667619	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667620	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667621	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
667622	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667623	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667624	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667625	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667626	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667627	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667628	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667629	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667630	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667631	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667632	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667633	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667634	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667635	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667637	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667638	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667639	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667640	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667641	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667642	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667643	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667644	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667645	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667646	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667647	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667648	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667649	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667650	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667651	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667652	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667653	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667654	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667656	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667657	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667658	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667659	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667660	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667661	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667662	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667663	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667664	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667665	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667666	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667667	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667668	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667669	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667670	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667671	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667672	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667673	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
667616	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667617	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667636	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00

Parcel	Estimated EU	Outstanding Assessments	Principal	Interest	Annual Collection Costs	Annual Installments - 2023-24
667655	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667674	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667675	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
693466	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693467	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693468	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693469	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693470	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693471	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693472	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693473	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693474	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693475	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693476	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693477	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693478	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693479	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693480	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693481	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693482	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693483	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693484	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693485	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693486	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693487	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693488	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693489	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693490	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693491	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693492	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693493	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693494	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693495	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693496	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693498	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
693499	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
693500	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
693501	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
693502	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693503	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693504	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693505	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693506	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693507	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693508	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693509	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693510	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
693511	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693512	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693513	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693514	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693515	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693516	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693517	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693518	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693519	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693520	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693521	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
693522	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693523	0.90	\$18,316	\$681.21	\$652.23	\$53.67	\$1,387.11
693524	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
667418	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
Total	650.84	\$13,309,660.92	\$495,000.00	\$473,944.49	\$39,000.00	\$1,007,944.49

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE TOWN OF FLOWER MOUND, 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 Flower Mound, 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 Riverwalk 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.

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