

CITY OF HORSESHOE BAY

ORDINANCE NO. 2023-36



**ESCONDIDO PUBLIC IMPROVEMENT DISTRICT
2023-2024 ANNUAL UPDATE**

23 05073

**AN ORDINANCE OF THE CITY OF HORSESHOE BAY, TEXAS
APPROVING THE 2023-24 ANNUAL UPDATE TO THE SERVICE AND
ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE ESCONDIDO
PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER
372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING
FOR FINDINGS OF FACT, REPEALER, SEVERABILITY, PUBLIC NOTICE
AND MEETING, AND EFFECTIVE DATE**

WHEREAS, the City of Horseshoe Bay, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapters 372 and 108, Texas Local Government as amended (collectively, the "Act"), has previously established the Escondido Public Improvement of the City of Horseshoe Bay (the "District"), pursuant to Resolution Nos. RES 07-10-168 and RES-07-II-L3B and adopted by the City Council of the City (the "City Council") on October 16, 2007 and November 13, 2007, respectively; and

WHEREAS, pursuant to the Act, the City Council published notice and held a public hearing on March 26, 2008, regarding the levy of special assessments within the District and at that public hearing adopted Ordinance No. ORD 08-03-264 (the "Assessment Ordinance"); and

WHEREAS, by the adoption of Ordinance No. ORD-08-09-16C adopted September 16, 2008, the City Council levied assessments for public improvements on property in the District as set forth in the Service and Assessment Plan and Assessment Roll for the District in conformity with the requirements of the Act (the "Assessments"); and

WHEREAS, pursuant to Section 372.013 of the Act, the service plan must: cover a period of at least five years, define the annual indebtedness and projected costs for improvements, include a copy of the notice form required by Section 5.014 of the Texas Property Code, and be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the Act requires that not later than the seventh day after the date the City Council amends or updates the service plan, including the notice form required by Section 5.014 of the Texas Property Code, as amended, the City shall file a copy of the amended or updated SAP with the county clerk of each county in which all or a part of the District is located.

WHEREAS, the City has directed that an update to the Service and Assessment Plan and the Assessment Roll for the District for 2023-2024 (the “Annual Service Plan Update”) be prepared, setting forth the annual budget for improvements and the Annual Installment for assessed properties in the District, and the City now desires to approve such Annual Service Plan Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HORSESHOE BAY, TEXAS, THAT:

1. STATEMENT OF ACTION

Terms. Terms not otherwise defined herein are defined in the Annual Service Plan Update attached hereto as Exhibit A.

Approval of Update. The Annual Service Plan Update for 2023-2024 for the Escondido Public Improvement District is hereby approved and accepted by the City Council. The City 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 City approves this Annual Service Plan Update.

2. FINDINGS OF FACT

All of the premises in this Ordinance are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

3. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of any such conflict.

4. SEVERABILITY

It is the intention of the City Council of the City of Horseshoe Bay that if any phrase, sentence, section, or paragraph of this ordinance shall be declared unconstitutional or otherwise invalid by final judgement of a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remainder of this ordinance since the same would have been enacted by the City Council without incorporation of the unconstitutional or invalid phrase, sentence, section, or paragraph.

5. PUBLIC NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

6. EFFECTIVE DATE

This ordinance shall take effect upon its passage and publication in accordance with the law.

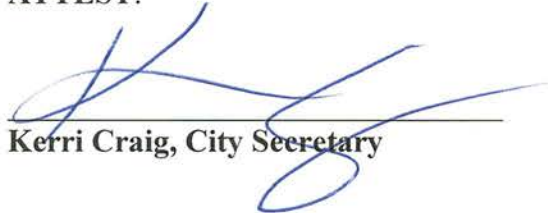
PASSED AND APPROVED this 29th day of August 2023.

City of Horseshoe Bay



Cynthia Clinesmith, Mayor

ATTEST:



Kerri Craig, City Secretary



**ESCONDIDO
PUBLIC IMPROVEMENT DISTRICT
CITY OF HORSESHOE BAY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 10/1/23 - 9/30/24)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 29, 2023**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**ESCONDIDO
PUBLIC IMPROVEMENT DISTRICT**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 10/1/23 – 9/30/24)**

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I. INTRODUCTION

The Escondido Public Improvement District (the “PID”) was created pursuant to Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and a resolution of the City Council on October 16, 2007 to finance certain public improvement projects for the benefit of the property in the PID.

On September 16, 2008, the City approved issuance of the Escondido Public Improvement District Special Assessment Revenue Bonds, Series 2008 (the “Series 2008 Bonds”) in the aggregate principal amount of \$5,475,000 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.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

On September 15, 2020, the City approved issuance of the Escondido Public Improvement District Special Assessment Revenue Refunding Bonds, Series 2020 (the “Series 2020 Refunding Bonds”) in the aggregate principal amount of \$3,270,000 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 Service and Assessment Plan was amended and restated on September 15, 2020 (the “Amended and Restated Service and Assessment Plan”) to incorporate the Series 2020 Refunding Bonds described above. Pursuant to Chapter 372, Texas Local Government Code, the Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2023-24.

The City also adopted an assessment roll (the “Assessment Roll”) attached as Appendix D to the Amended and Restated Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan also updates the Assessment Roll for 2023-24.

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 E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or

a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

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

Capitalized terms shall have the meanings set forth in the Amended and Restated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the updated Service and Assessment Plan adopted on September 4, 2009 (the “Updated Service and Assessment Plan”), the initial total estimated costs of the Authorized Improvements, including bond issuance costs, were equal to \$6,461,010. According to the Amended and Restated Service and Assessment Plan, the actual costs of the Authorized Improvements, including bond issuance costs, were equal to \$6,561,013 representing an increase of \$100,003 from the initial total estimated costs.

According to the Limited Offering Memorandum, the construction of all authorized improvements to be financed by the PID was completed at the time the Series 2008 Bonds were issued.

Table II-A-1 below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2008 Bonds.

Table II-A-1
Sources and Uses of Funds
Authorized Improvements

Sources of Funds	Initial Estimated Budget¹	Actual Amount²	Variance
Bond par amount	\$5,475,000	\$5,475,000	\$0
Other funding sources	\$986,010	\$1,086,013	\$100,003
Total Sources	\$6,461,010	\$6,561,013	\$100,003
Uses of Funds			
Estimated PID Costs	\$5,495,382	\$5,595,385	\$100,003
Costs of issuance including underwriter's discount	\$346,072	\$346,072	\$0
Reserve fund	\$483,040	\$483,040	\$0
Prepayments of lots (two lots)	\$35,000	\$35,000	\$0
Prepayment reserve	\$101,516	\$101,516	\$0
Total Uses	\$6,461,010	\$6,561,013	\$100,003

1 - According to the Updated Service and Assessment Plan dated September 4, 2009.

2 - According to the Amended and Restated service and Assessment Plan dated September 15, 2020.

Authorized Improvements Cost Variances

As stated in Table II-A-1 above, there were significant variances of \$100,003 between the initial estimated budget and the actual amount spent. The net increase in actual costs was fully funded by the Developer.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements shown in Section II.A of this report, the Annual Installments expected to be collected for these costs is shown by Table II-B-1 below.

Table II-B-1
Projected Annual Installments
2009 – 2029

Assessment Year Ending 10/01¹	Projected Annual Installment²
2009-2023	\$7,659,274
2024	\$339,063
2025	\$356,013
2026	\$352,788
2027	\$354,388
2028	\$350,638
2029	\$351,713

1 - Assessment Years ending 2009 through 2024 represent actual amounts billed and Assessment Years ending 2025 through 2029 represent projected amounts and will be updated in future Annual Service Plan Updates.

2 - Assessment Years ending 2009 through 2020 represent Annual Installments billed for the Series 2008 Bonds and Assessment Years ending 2021 through 2029 represent Annual Installments billed or projected to be billed for the Series 2020 Refunding Bonds.

C. ANNUAL BUDGET

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 2008 Bonds, of which ten (10) Annual Installments remain outstanding.

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the bonds commencing with the issuance of the Series 2020 Refunding Bonds. The effective interest rate on the Series 2020 Refunding Bonds for 2023-24 is 3.08 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Series 2020 Refunding Bonds (3.08 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment 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 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 Bond Ordinance, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Series 2020 Refunding Bonds 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. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Amended and Restated Service and Assessment Plan and applicable Trust Indenture.

Annual Installments to be Collected for 2023-24

The budget for the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-C-1 below.

Table II-C-1
Budget for the Annual Installments
To be collected for 2023-24

Descriptions	Series 2020 Refunding Bonds
Interest payment on April 1, 2024	\$40,469
Interest payment on October 1, 2024	\$40,469
Principal payment on October 1, 2024	\$230,000
<i>Subtotal debt service on bonds</i>	<i>\$310,938</i>
Annual administrative expenses	\$30,000
Excess interest for prepayment and delinquency reserves	\$13,125
<i>Subtotal Expenses</i>	<i>\$354,063</i>
Available Reserve Fund Income	\$0
Available Collection Costs Account	(\$15,000)
<i>Subtotal funds available</i>	<i>(\$15,000)</i>
Annual Installment to be Collected	\$339,063

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on April 1, 2024 in the amount of \$40,469 and on October 1, 2024 in the amount of \$40,469, which equal interest on the outstanding Assessments balance of \$2,625,000 for six months each and an effective interest rate of 3.08 percent. Annual Installments to be collected include a principal amount of \$230,000 due on October 1, 2024. As a result, total Annual Installments to be collected in 2023-24 for principal and interest is estimated to be equal to \$310,938.

Annual Administrative Expenses

Annual Collection Costs include the City, PID Administrator, Trustee, and contingency fees. As shown in Table II-C-2 below, the total PID annual collection costs to be collected for 2023-24 are estimated to be \$30,000.

Table II-C-2
Administrative Budget Breakdown

Description	2023-24 Estimated Budget (10/1/23-9/30/24)
City	\$3,000
PID Administrator	\$19,000
Trustee	\$4,600
Contingency	\$3,400
Total	\$30,000

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of \$13,125, which equals 0.5 percent interest on the outstanding Assessments balance of \$2,625,000.

Available Reserve Fund Income

As of June 30, 2023, the balance in the Reserve Fund was \$80,750, which includes the Bond Reserve Requirement of \$78,359. The \$2,391 excess reserve funds available are anticipated to be used toward the October 1, 2023 debt service payment. As a result, there are not sufficient funds anticipated to be available to reduce the 2023-24 Annual Installment.

Available Administrative Expense Account

As of June 30, 2023, the balance in the Administrative Expense Account is \$140,934. The excess funds are planned to be credited equally throughout the remainder of the term of the Series 2020 Refunding Bonds. As a result, approximately \$15,000 is available as a credit to reduce the 2023-24 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Series 2020 Refunding Bonds, to fund the Prepayment Reserve and Delinquency Reserve described in the Amended and Restated Service and Assessment Plan, and to cover Annual Collection Costs of the PID.

According to the Amended and Restated Service and Assessment Plan, 362 residential units, commercial and golf course tracts were estimated to be built within the PID, representing a total of 354.37 Equivalent Units. Parcel 57430 was originally identified as Lot Type 1 (Lake Lot) and has since been determined to be Lot Type 2 (Golf Lot) per the lot characteristics and documentation provided by the current Parcel owner. As a result of this lot reclassification, the total outstanding Equivalent Units is recalculated as 353.39 Equivalent Units ($354.37 - 1.98 + 1.00 = 353.39$). Accordingly, the principal, interest, and excess interest for prepayment and delinquency reserves portion of the Annual Installment to be collected from each Equivalent Unit is equal to \$917.02 (i.e. $(\$310,938 + \$13,125) \div 353.39 = \$917.02$) and the Annual Administrative Expenses to be collected from each Equivalent Unit is equal to \$42.45 (i.e., $(\$30,000 - \$15,000) \div 353.39 = \$42.45$). The total Annual Installment to be collected from each Equivalent Unit is equal to \$959.47 (i.e. $\$917.02 + \$42.45 = \$959.47$). The Annual Installment to be collected from each parcel is calculated by multiplying the Annual installment for each Equivalent Unit of \$959.47 by the total estimated Equivalent Units for each Parcel.

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

Table II-D-1
Annual Installment per Unit

Lot Type	Total Estimated Units/Acreage ¹	EU Per Unit	Total EU	Annual Debt Service (P&I) Per EU	Annual Collection Costs Per EU	Annual Installment Per EU	Annual Installment Per Unit	Total Annual Installment
Lot Type 1 (Lake Lot) ²	33	1.98	65.34	\$917.02	\$42.45	\$959.47	\$1,899.75	\$62,691.66
Lot Type 2 (Golf Lot) ²	137	1.00	137.00	\$917.02	\$42.45	\$959.47	\$959.47	\$131,447.17
Lot Type 3 (Non-Golf Lot)	29	0.93	26.97	\$917.02	\$42.45	\$959.47	\$892.31	\$25,876.86
Lot Type 4 (Creek Lot)	10	0.81	8.10	\$917.02	\$42.45	\$959.47	\$777.17	\$7,771.69
Lot Type 5 (Casita)	70	0.76	53.20	\$917.02	\$42.45	\$959.47	\$729.20	\$51,043.72
Lot Type 6 (Villa Lot)	63	0.58	36.54	\$917.02	\$42.45	\$959.47	\$556.49	\$35,058.97
Lot Type 9 (Los Puertas Lot)	20	0.50	10.00	\$917.02	\$42.45	\$959.47	\$479.73	\$9,594.68
Subtotal Residential	362		337.15					\$323,484.76
Lot Type 7 (Commercial Lot)	7	0.84	6.23	\$917.02	\$42.45	\$959.47	\$805.95	\$5,980.17
Lot Type 8 (Golf Course)	200	0.05	10.00	\$917.02	\$42.45	\$959.47	\$47.97	\$9,597.56
Subtotal	207		16.24					\$15,577.74
Total			353.39					\$339,062.50

1 - Excludes two (2) Golf Lots that were prepaid prior to the refunding of the Series 2008 Bonds.

2 – Total Estimated Units for Lot Type 1 (Lake Lot) and Lot Type 2 (Golf Lot) and corresponding Equivalent Units have been updated to reflect the lot type reclassification of Parcel 57430 as detailed in Section IV.A.

E. BOND REDEMPTION RELATED UPDATES

The Series 2020 Refunding Bonds were issued in September 2020 to refinance the Series 2008 Bonds. Pursuant to Section 1(A)(i) of the Pricing Certificate, the City reserves the right and option to redeem the Series 2020 Refunding Bonds before their scheduled maturity dates, in whole or in part, on any interest payment date on or after **October 1, 2030**, such redemption date or dates to be fixed by the City, at the redemption prices at the redemption prices and dates shown in the Trust Indenture.

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III. UPDATE OF THE ASSESSMENT PLAN

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

- (i) Lot Type 1 (Lake Lot),
- (ii) Lot Type 2 (Golf Lot),
- (iii) Lot Type 3 (Non-Golf Lot),
- (iv) Lot Type 4 (Creek Lot),
- (v) Lot Type 5 (Casita),
- (vi) Lot Type 6 (Villa Lot),
- (vii) Lot Type 7 (Commercial Lot),
- (viii) Lot Type 8 (Golf Course)
- (ix) Lot Type 9 (Los Puertas Lot)

As described in the Amended and Restated Service and Assessment Plan,

- Lot Type 1 consists of single family dwelling units referred to as Lake Lots and being generally lots with a minimum size of ½ (one-half) acres and frontage on navigable water.
- Lot Type 2 consists of single family dwelling units referred to as Golf Lots and being generally lots for single family dwelling unit with a minimum size of ½ (one-half) acres and frontage on the golf course.
- Lot Type 3 consists of single family dwelling units referred to as non-Golf Lots and being generally lots for single family dwelling unit with a minimum size of ½ (one-half) acres with no golf course frontage.
- Lot Type 4 consists of single family dwelling units referred to as Creek Lots and being generally lots for single family dwelling unit with a minimum size of ½ (one-half) acres and frontage on non-navigable water/creek.
- Lot Type 5 consists of single family dwelling units referred to as Casita Lots and being generally lots for single family dwelling unit with a maximum size of ¼ (one-quarter) acres and have no building setback lines established by the City.
- Lot Type 6 consists of single family dwelling units referred to as Villa Lots and being generally lots for single family dwelling unit with an average size of ¼ (one-quarter) acres and have building setback lines as established and required by the City.
- Lot Type 7 and Lot Type 8 represent lots intended for commercial development and golf course tract, respectively.

- Lot Type 9 consists of single family dwelling units referred to as Los Puertas Lots and being generally lots for single family dwelling unit with a minimum size of ¼ (one-quarter) acres and frontage on the golf course.

The Amended and Restated Service and Assessment Plan identified Equivalent Units for each lot in each Lot Type as follows:

Lot Type 1 (Lake Lot)	1.98 per dwelling unit
Lot Type 2 (Golf Lot)	1.00 per dwelling unit
Lot Type 3 (Non-Golf Lot)	0.93 per dwelling unit
Lot Type 4 (Creek Lot)	0.81 per dwelling unit
Lot Type 5 (Casita Lot)	0.76 per dwelling unit
Lot Type 6 (Villa Lot)	0.58 per dwelling unit
Lot Type 7 (Commercial Lot)	0.84 per acre
Lot Type 8 (Golf Course)	0.05 per acre
Lot Type 9 (Los Puertas Lot)	0.50 per dwelling unit

The Equivalent Unit values are the ratio of the Assessments as allocated to each lot in each property class. These Equivalent Unit factors were based on the average estimated value and the relative size of the average unit in each class. According to the developer, a new Lot Class has been created by subdividing some of Lot Type 2 (Golf Lots) into two new lots. These newly created lots, referred to as Los Puertas Lots, have the same features as Lot Type 2 (Golf Lots) except for the size of each of these newly created lots is smaller. According to the Developer, 20 Los Puertas Lots were created from 10 standard Golf Lots, each newly created lot having approximately one-half of the size of the standard Golf Lot and are expected to have an average value of approximately one-half of the value of each standard Golf Lots. As a result, a new Lot Type 9 (Los Puertas Lot) is created and included in this service plan update. The Equivalent Unit of each of the newly created Los Puertas Lot is also calculated to equal one-half of the Equivalent Units assigned to the standard Golf Lots (i.e. 0.5 per Lot).

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

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IV. UPDATE OF THE ASSESSMENT ROLL

The Assessment Roll is to 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 the Service and Assessment Plan or in the Act; (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 this Service and Assessment Plan and (B) any other changes helpful to the administration of the PID and permitted by law.

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

A. PARCEL UPDATES

According to the Amended and Restated 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

The calculation of the Equivalent Units as to a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios. Lot type shall be determined by the description that is most similar to the lots being classified.

Consolidated Parcels

According to the Llano Central Appraisal District, Parcels 55735, 75391, and 55736 (all Lot Type 4 Lots) were consolidated and replatted as Parcel 55736. Parcels 55735 and 75391 were previously listed as split ownership lots.

According to the Llano Central Appraisal District, Parcels 55739 and 55740 (both Lot Type 4 Lots) were consolidated and replatted as Parcel 55739.

According to the Llano Central Appraisal District, Parcels 57441 and 57442 (both Lot Type 2 Lots) were consolidated and replatted as Parcel 57441.

According to the Llano Central Appraisal District, Parcels 57448 (Lot Type 2) and 57449 (Lot Type 3) were consolidated and replatted as Parcel 57448.

According to the Llano Central Appraisal District, Parcels 57450 and 57451 (both Lot Type 2 Lots) were consolidated and replatted as Parcel 57450.

According to the Llano Central Appraisal District, Parcels 75504 and 72691 (both Lot Type 5 Lots) were consolidated and replatted as Parcel 72691. Parcels 75504 and 72691 were previously listed as split ownership lots.

According to the Llano Central Appraisal District, Parcels 55665 and 55666 both (Lot Type 2 Lots) were consolidated and replatted as Parcel 55666.

According to the Llano Central Appraisal District, Parcels 55688 and 55688 (both Lot Type 2 Lots) were consolidated and replatted as Parcel 55688.

According to the Llano Central Appraisal District, Parcel 55729 (Lot Type 2) was split and consolidated with Parcels 55728 and 55730 (both Lot Type 2 Lots). The consolidated parcels were replatted as Parcels 55728 and 55730.

According to the Llano Central Appraisal District, Parcels 56267 and 56268 both (Lot Type 3 Lots) were consolidated and replatted as Parcel 56268.

According to the Llano Central Appraisal District, Parcel 56327 (Lot Type 5) was split and consolidated with Parcels 56367 and 72691 (both Lot Type 5 Lots). The consolidated parcels were replatted as Parcels 56326 and 72691.

According to the Llano Central Appraisal District, Parcels 57459 and 57460 (both Lot Type 5 Lots) were consolidated and replatted as Parcel 57460.

The Assessment for the consolidated Parcel shall be the sum of the Assessment on each Parcel prior to the consolidation, with each calculated separately. The consolidated Assessment for the eight (8) consolidated Parcels is shown in Table IV-A-1 on the following page.

Table IV-A-1
Annual Installment Before and After Consolidation

Prior to Consolidation				After Consolidation			
Original Parcels	EUs	Outstanding Assessment	Annual Installment	Consolidated Parcel	EU's	Outstanding Assessment ¹	Annual Installment ¹
55665	1.00	\$7,428.14	\$959.47	55666	2.00	\$14,856.28	\$1,918.94
55666	1.00	\$7,428.14	\$959.47				
55689	1.00	\$7,428.14	\$959.47	55688	2.00	\$14,856.28	\$1,918.94
55688	1.00	\$7,428.14	\$959.47				
55729	1.00	\$7,428.14	\$959.47	55728	1.51	\$11,230.64	\$1,450.62
55728	1.00	\$7,428.14	\$959.47				
55730	1.00	\$7,428.14	\$959.47	55730	1.49	\$11,053.78	\$1,427.78
56267	0.93	\$6,908.17	\$892.31				
56268	0.93	\$6,908.17	\$892.31	56268	1.86	\$13,816.34	\$1,784.61
56327	0.76	\$5,645.39	\$729.20				
56326	0.76	\$5,645.39	\$729.20	56326	0.99	\$7,339.00	\$947.95
72691	0.76	\$5,645.39	\$729.20				
57459	0.76	\$5,645.39	\$729.20	72691	1.29	\$9,597.16	\$1,239.63
57460	0.76	\$5,645.39	\$729.20				
57460	0.76	\$5,645.39	\$729.20	57460	1.52	\$11,290.78	\$1,458.39
Total	12.66	\$94,040.28	\$12,146.87	Total	12.66	\$94,040.28	\$12,146.87

The list of current Parcels within the PID, the anticipated land use, the estimated number of units by lot type to be developed on the current residential Parcels, the corresponding total Assessments and current Annual Installment are shown in the Assessment Roll summary attached hereto as Appendix D.

B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2023, there were no additional prepayments of Assessments except the two prepayments at the time of the Series 2008 Bond issuance.

Refer to Appendix B for a full list of prepaid Parcels.

Refer to Appendix C for the 2023 appraised values of the Parcels within the PID.

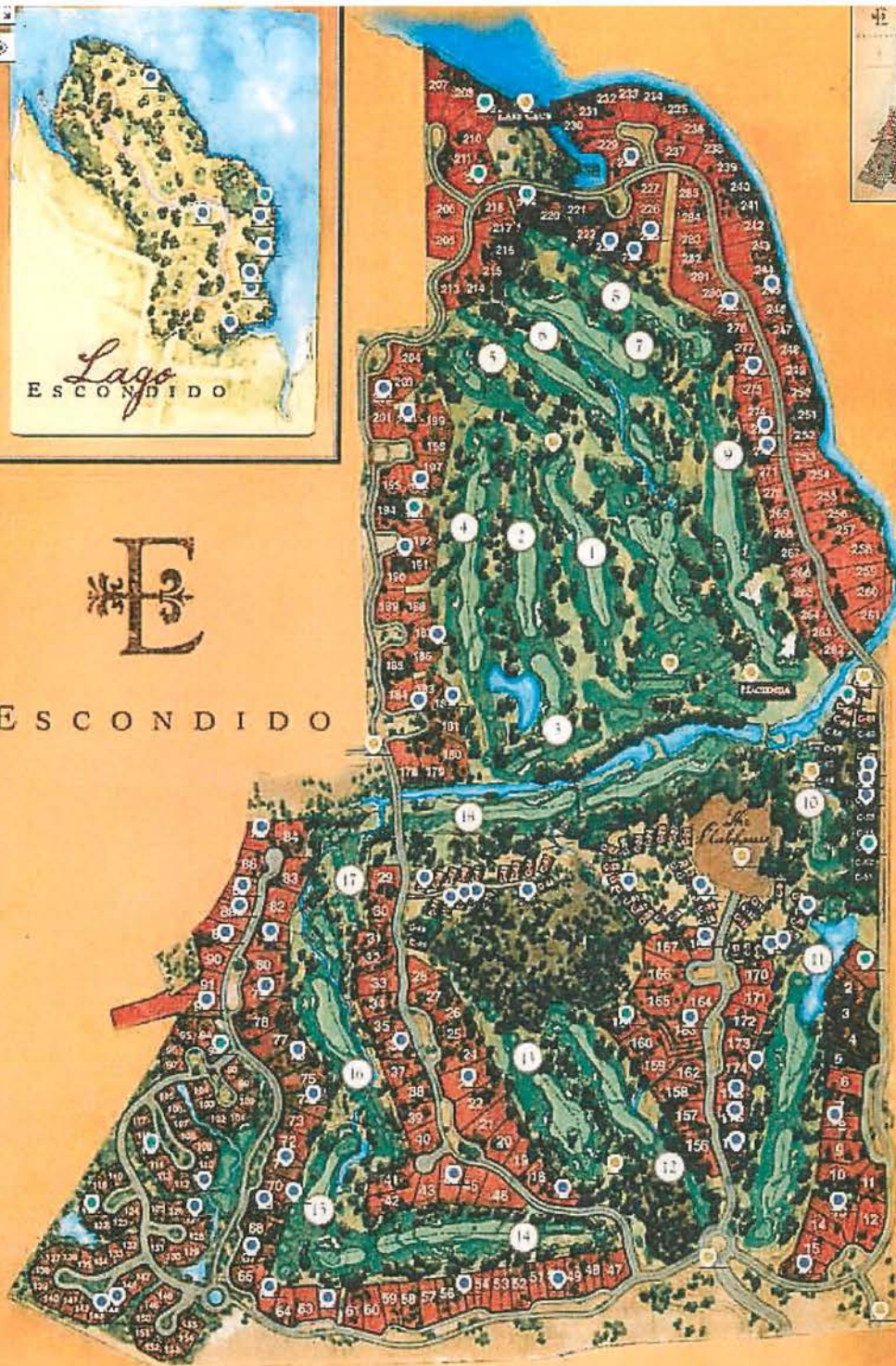
The complete Assessment Roll is also available at the City of Horseshoe Bay, #1 Community Dr., Horseshoe Bay, Texas, 78657.

APPENDIX A
PID MAP



E

ESCONDIDO



APPENDIX B
PREPAID PARCELS

APPENDIX B
PREPAID PARCELS

Parcel ID	Prepayment Date	Amount	Full/Partial
55734	9/16/2011	\$15,359.37	Full
56292	9/16/2011	\$15,359.37	Full
Total		\$30,718.74	

APPENDIX C
ASSESSED VALUE

Appendix C
Escondido Public Improvement District
2023 Assessed Value

Property ID	2023 Assessed Value¹
55651	\$1,720,940
55652	\$169,260
55653	\$2,441,050
55654	\$1,757,760
55655	\$108,500
55656	\$2,476,580
55657	\$108,500
55658	\$108,500
55659	\$108,500
55660	\$1,477,420
55661	\$70,530
55662	\$70,530
55663	\$115,010
55664	\$108,500
55666	\$217,000
55667	\$130,200
55668	\$2,302,430
55670	\$2,941,270
55672	\$130,200
55673	\$1,679,240
55674	\$2,214,980
55675	\$1,863,500
55676	\$2,292,590
55677	\$108,500
55678	\$108,500
55679	\$141,050
55680	\$117,180
55681	\$130,200
55682	\$119,350
55684	\$1,778,550
55686	\$119,350
55687	\$151,900
55688	\$303,800
55690	\$1,875,040
55691	\$151,900
55693	\$2,166,470
55694	\$113,930
55695	\$1,873,540
55696	\$113,930
55697	\$1,047,360
55698	\$49,910
55699	\$49,910
55700	\$25,900
55701	\$77,040
55702	\$50,620
55703	\$77,040
55704	\$77,040
55705	\$77,040
55706	\$1,000,900
55707	\$108,500
55708	\$108,500
55709	\$108,500
55710	\$108,500
55711	\$113,930
55712	\$119,350
55713	\$124,780
55714	\$120,440
55715	\$116,100
55716	\$111,760
55717	\$121,520
55718	\$131,290
55719	\$141,050

Property ID	2023 Assessed Value ¹
55720	\$157,330
55721	\$168,180
55722	\$3,000,630
55724	\$130,200
55725	\$135,630
55726	\$141,050
55727	\$2,029,380
55728	\$2,279,010
55730	\$2,205,260
55731	\$208,860
55732	\$1,811,760
55733	\$155,160
55734	\$2,837,240
55736	\$1,847,940
55737	\$148,650
55738	\$173,600
55739	\$2,048,810
55741	\$101,720
55742	\$111,760
55752	\$199,450
55753	\$1,980,540
55754	\$213,470
55755	\$2,218,850
55756	\$2,251,830
55757	\$2,193,000
55759	\$113,630
55760	\$140,160
55761	\$125,470
55762	\$1,951,600
55763	\$1,855,650
55764	\$1,922,150
55766	\$1,636,360
55767	\$2,021,100
55768	\$3,215,400
55769	\$1,874,910
55770	\$179,690
55771	\$199,770
55772	\$222,380
55773	\$239,200
55774	\$1,509,160
55775	\$1,532,190
55776	\$134,840
55777	\$1,901,320
55778	\$134,840
55779	\$104,880
55780	\$115,320
55781	\$124,970
55782	\$141,420
55783	\$124,970
55784	\$115,320
55785	\$113,430
55786	\$107,150
55787	\$102,370
55788	\$107,150
55789	\$114,880
55790	\$111,540
55791	\$1,675,220
55792	\$121,360
55793	\$121,360
55794	\$113,430
55795	\$111,540
55796	\$1,440,070
55797	\$1,518,760
55798	\$104,880
55799	\$1,486,550
55800	\$108,100
55801	\$97,090
55802	\$1,754,300

Property ID	2023 Assessed Value ¹
55803	\$102,610
55804	\$102,370
55805	\$107,150
55806	\$109,410
55807	\$102,370
55808	\$98,760
55809	\$99,020
55810	\$99,020
55811	\$113,430
55812	\$116,950
55813	\$109,410
55814	\$94,180
55815	\$115,320
55816	\$118,590
55817	\$118,590
55818	\$1,452,330
55819	\$107,870
55820	\$115,770
55821	\$110,500
55822	\$121,360
55823	\$138,130
55824	\$110,500
55825	\$113,430
55826	\$115,320
55827	\$115,320
55828	\$109,410
55829	\$107,150
55830	\$104,880
55831	\$120,110
55832	\$148,000
55833	\$144,710
55834	\$161,150
55835	\$116,950
55836	\$113,430
56251	\$281,020
56252	\$389,120
56254	\$184,450
56255	\$119,350
56256	\$108,500
56257	\$83,550
56258	\$92,230
56259	\$2,355,560
56260	\$2,187,600
56261	\$2,346,620
56262	\$92,230
56263	\$92,230
56264	\$119,350
56265	\$113,930
56266	\$1,919,400
56268	\$271,250
56270	\$173,600
56271	\$173,600
56272	\$141,050
56273	\$108,500
56274	\$108,500
56275	\$113,930
56276	\$87,130
56277	\$2,065,310
56278	\$1,973,830
56279	\$95,000
56280	\$1,263,640
56281	\$3,779,820
56282	\$5,098,010
56283	\$2,652,580
56284	\$190,000
56285	\$1,256,940
56286	\$1,799,660
56288	\$1,878,550

Property ID	2023 Assessed Value ¹
56289	\$2,234,780
56291	\$1,907,850
56292	\$1,632,790
56293	\$2,153,950
56294	\$2,207,310
56295	\$189,880
56296	\$189,880
56297	\$83,150
56298	\$130,200
56299	\$95,000
56300	\$95,000
56301	\$591,890
56302	\$354,780
56303	\$785,400
56304	\$5,568,970
56306	\$3,657,600
56308	\$4,055,820
56310	\$3,289,490
56312	\$2,840,010
56313	\$3,360,080
56314	\$1,436,610
56315	\$341,530
56316	\$382,670
56317	\$123,970
56321	\$112,500
56322	\$112,500
56323	\$135,000
56324	\$202,500
56325	\$1,862,300
56326	\$2,157,250
72691	\$1,605,070
56329	\$157,500
56330	\$157,500
56331	\$56,250
57703	\$2,133,590
57413	\$339,660
57414	\$326,080
57415	\$321,670
57416	\$299,700
57417	\$339,020
57418	\$327,790
57419	\$293,050
57420	\$134,040
57421	\$97,390
57422	\$2,085,340
57423	\$80,600
57424	\$79,160
57425	\$145,920
57426	\$242,600
57427	\$40,390
57428	\$50,480
57429	\$124,610
57430	\$124,780
57432	\$62,190
57433	\$60,420
57434	\$59,230
57435	\$108,500
57436	\$59,230
57437	\$59,230
57438	\$108,500
57439	\$59,230
57440	\$108,500
57441	\$195,300
57443	\$85,540
57444	\$2,122,540
57445	\$151,900
57446	\$151,900
57447	\$133,460

Property ID	2023 Assessed Value ¹
57448	\$260,400
57450	\$1,958,040
57452	\$95,000
57453	\$118,750
57457	\$168,750
57458	\$2,288,370
57460	\$2,452,410
57461	\$1,827,770
57462	\$412,880
57463	\$335,250
57464	\$1,615,160
57465	\$298,130
57466	\$101,250
57467	\$101,250
57468	\$112,500
57469	\$1,883,560
57471	\$61,880
57472	\$67,500
57473	\$73,130
57474	\$95,630
57475	\$106,880
57476	\$106,880
57477	\$1,988,930
57478	\$562,500
57479	\$2,004,700
57480	\$1,852,230
57481	\$562,500
57482	\$1,821,420
57483	\$1,847,360
57484	\$112,500
57485	\$1,271,280
57486	\$108,000
57487	\$112,500
57488	\$112,500
57489	\$112,500
57490	\$112,500
57491	\$112,500
57496	\$1,780,810
57497	\$196,880
57498	\$1,647,290
57499	\$1,663,900
57500	\$1,484,760
57501	\$112,500
57502	\$112,500
57503	\$112,500
57504	\$73,540
57505	\$73,540
57506	\$73,540
57512	\$135,000
57513	\$135,000
63802	\$101,250
63803	\$63,870
63804	\$63,870
63805	\$63,870
63806	\$101,250
65433	\$49,910
65434	\$49,910
65435	\$49,910
65436	\$50,580
65437	\$53,790
65438	\$50,620
65439	\$77,040
65440	\$77,040
65441	\$77,040
65442	\$77,040
70171	\$1,422,690
70172	\$1,422,690
70173	\$1,422,690

Property ID	2023 Assessed Value ¹
70174	\$1,591,440
65427	\$1,125,000
55744	\$28,620
55745	\$12,090
55748	\$211,010
55749	\$137,050
55750	\$1,647,960
65397	\$32,640
Total	\$236,974,330

1 - According to Llano Central Appraisal District Records as of June 28, 2023.

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2023-24

Appendix D
Assessment Roll Summary - 2023-24

CAD Parcel ID	Tax Parcel ID	Lot Type	Equivalent Unit	Total Assessment	Principal	Interest	Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
55651	R000055651	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55652	R000055652	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55653	R000055653	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55654	R000055654	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55655	R000055655	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55656	R000055656	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55657	R000055657	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55658	R000055658	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55659	R000055659	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55660	R000055660	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55661	R000055661	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
55662	R000055662	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
55663	R000055663	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55664	R000055664	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55665	R000055666	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
55667	R000055667	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55668	R000055668	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55669	R000055670	Golf Lot	3.00	\$22,284.43	\$1,952.54	\$687.10	\$111.42	\$127.34	\$2,878.41
55670	R000055672	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55671	R000055673	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55672	R000055674	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55673	R000055675	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55674	R000055676	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55675	R000055677	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55676	R000055678	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55677	R000055679	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55678	R000055680	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55679	R000055681	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55680	R000055682	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55681	R000055684	Golf Lot	3.00	\$22,284.43	\$1,952.54	\$687.10	\$111.42	\$127.34	\$2,878.41
55682	R000055686	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55683	R000055687	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55684	#N/A	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
55685	R000055690	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55686	R000055691	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55687	R000055693	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
55688	R000055694	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55689	R000055695	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55690	R000055696	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55691	R000055697	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55692	R000055698	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55693	R000055699	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55694	R000055700	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55695	R000055701	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55696	R000055702	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55697	R000055703	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55698	R000055704	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55699	R000055705	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55700	R000055706	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
55701	R000055707	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55702	R000055708	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55703	R000055709	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55704	R000055710	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55705	R000055711	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55706	R000055712	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55707	R000055713	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55708	R000055714	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55709	R000055715	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55710	R000055716	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55711	R000073268	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55712	R000055718	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55713	R000055719	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55714	R000055720	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55715	R000055721	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55716	R000055722	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
55717	R000055724	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55718	R000055725	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55719	R000055726	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55720	R000055727	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55721	-	-	-	-	-	-	-	-	-
55722	-	-	-	-	-	-	-	-	-
55723	-	-	-	-	-	-	-	-	-
55724	-	-	-	-	-	-	-	-	-
55725	-	-	-	-	-	-	-	-	-
55726	-	-	-	-	-	-	-	-	-
55727	-	-	-	-	-	-	-	-	-
55729	-	-	-	-	-	-	-	-	-

CAD Parcel ID	Tax Parcel ID	Lot Type	Equivalent Unit	Total Assessment	Principal	Interest	Excess Interest for Reserves	Annual Collection Costs	2022-23 Total Annual Installment
55728 ¹	#N/A	Golf Lot	1.51	\$11,230.64	\$984.02	\$346.28	\$56.15	\$64.18	\$1,450.62
557301	#N/A	Golf Lot	1.49	\$11,053.78	\$968.52	\$340.82	\$55.27	\$63.16	\$1,427.78
55731	R000055731	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55732	R000055732	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55733	R000055733	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55734	R000055734	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
55735									
75391	R000055736	Creek Lot	1.62	\$12,033.59	\$1,054.37	\$371.04	\$60.17	\$68.76	\$1,554.34
55736 ¹									
55737	R000055737	Creek Lot	0.81	\$6,016.80	\$527.19	\$185.52	\$30.08	\$34.38	\$777.17
55738	R000055738	Creek Lot	0.81	\$6,016.80	\$527.19	\$185.52	\$30.08	\$34.38	\$777.17
55739 ¹									
55740	R000055739	Creek Lot	1.62	\$12,033.59	\$1,054.37	\$371.04	\$60.17	\$68.76	\$1,554.34
55741	R000055741	Creek Lot	0.81	\$6,016.80	\$527.19	\$185.52	\$30.08	\$34.38	\$777.17
55742	R000055742	Creek Lot	0.81	\$6,016.80	\$527.19	\$185.52	\$30.08	\$34.38	\$777.17
55752	R000073452	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55753	R000055753	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55754	R000055754	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55755 ¹									
55758	R000055755	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
55756	R000055756	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55757	R000055757	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55759	R000055759	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
55760	R000055760	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
55761	R000055761	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
55762	R000055762	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55763	R000055763	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55764	R000055764	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
55766	R000055766	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55767	R000055767	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55768	R000055768	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55769	R000055769	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55770	R000055770	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55771	R000055771	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55772	R000055772	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55773	R000055773	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
55774	R000055774	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55775	R000055775	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55776	R000055776	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55777	R000055777	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55778	R000055778	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55779	R000055779	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55780	R000055780	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55781	R000055781	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55782	R000055782	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55783	R000055783	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55784	R000055784	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55785	R000055785	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55786	R000055786	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55787	R000055787	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55788	R000055788	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55789	R000055789	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55790	R000055790	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55791	R000055791	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55792	R000055792	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55793	R000055793	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55794	R000055794	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55795	R000055795	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55796	R000055796	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55797	R000055797	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55798	R000055798	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55799	R000055799	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55800	R000055800	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55801	R000055801	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55802	R000055802	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55803	R000055803	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55804	R000055804	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55805	R000055805	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55806	R000055806	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55807	R000055807	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55808	R000055808	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55809	R000055809	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55810	R000055810	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55811	R000055811	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55812	R000055812	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55813	R000055813	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55814	R000055814	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55815	R000055815	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55816	R000055816	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55817	R000055817	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55818	R000055818	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55819	R000055819	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55820	R000055820	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49

CAD Parcel ID	Tax Parcel ID	Lot Type	Equivalent	Total	Principal	Interest	Excess Interest for Reserves	Annual Collection	2022-23 Total Annual
			Unit	Assessment				Costs	Installment
55821	R000055821	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55822	R000055822	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55823	R000055823	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55824	R000055824	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55825	R000055825	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55826	R000055826	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55827	R000055827	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55828	R000055828	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55829	R000055829	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55830	R000073119	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55831	R000055831	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55832	R000055832	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55833	R000055833	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55834	R000055834	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55835	R000055835	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
55836	R000055836	Villa Lot	0.58	\$4,308.32	\$377.49	\$132.84	\$21.54	\$24.62	\$556.49
56251	R000056251	Creek Lot	0.81	\$6,016.80	\$527.19	\$185.52	\$30.08	\$34.38	\$777.17
56252 ¹	R000056252	Creek Lot + Golf Lot	1.81	\$13,444.94	\$1,178.03	\$414.55	\$67.22	\$76.83	\$1,736.64
56253	R000056253	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56254	R000056254	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56255	R000056255	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56256	R000056256	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56257	R000056257	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56258	R000056258	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56259	R000056259	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56260	R000056260	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56261	R000056261	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56262	R000056262	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56263	R000056263	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56264	R000056264	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56265	R000056265	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56266	R000056266	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56267 ¹	R000056267	Non-Golf Lot	1.86	\$13,816.34	\$1,210.57	\$426.00	\$69.08	\$78.95	\$1,784.61
56268 ¹	R000056268	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56269	R000056269	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56270	R000056270	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56271	R000056271	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56272	R000056272	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56273	R000056273	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56274	R000056274	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56275	R000056275	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56276	R000056276	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56277	R000056277	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56278	R000056278	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56279	R000056279	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56280	R000056280	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56281	R000056281	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56282	R000056282	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56283	R000056283	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56284	R000056284	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56285	R000056285	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56286	R000056286	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56287	R000056287	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56288	R000056288	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56289 ¹	R000056289	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
56290	R000056290	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56291	R000056291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
56292	R000056292	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56293	R000056293	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56294	R000056294	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56295	R000056295	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56296	R000073493	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56297	R000056297	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
56298	R000056298	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56299	R000056299	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56300	R000056300	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56301	R000056301	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56302	R000056302	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
56303	R000056303	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56304 ¹	R000056304	Lake Lot	3.96	\$29,415.44	\$2,577.35	\$906.98	\$147.08	\$168.09	\$3,799.49
56305	R000056305	Lake Lot	3.96	\$29,415.44	\$2,577.35	\$906.98	\$147.08	\$168.09	\$3,799.49
56306 ¹	R000056306	Lake Lot	3.96	\$29,415.44	\$2,577.35	\$906.98	\$147.08	\$168.09	\$3,799.49
56307	R000056307	Lake Lot	3.96	\$29,415.44	\$2,577.35	\$906.98	\$147.08	\$168.09	\$3,799.49
56308 ¹	R000056308	Lake Lot	3.96	\$29,415.44	\$2,577.35	\$906.98	\$147.08	\$168.09	\$3,799.49
56309	R000056309	Lake Lot	3.96	\$29,415.44	\$2,577.35	\$906.98	\$147.08	\$168.09	\$3,799.49
56310 ¹	R000056310	Non-Golf Lot + Lake Lot	2.91	\$21,615.89	\$1,893.96	\$666.49	\$108.08	\$123.52	\$2,792.05
56311	R000056311	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56312	R000056312	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56313	R000056313	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56314	R000056314	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56315	R000056315	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56316	R000056316	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
56317	R000056317	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75

CAD Parcel ID	Tax Parcel ID	Lot Type	Equivalent	Total	Principal	Interest	Excess Interest	Annual Collection	2022-23 Total Annual
			Unit	Assessment			for Reserves	Costs	Installment
56321	R000056321	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56322	R000056322	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56323	R000056323	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56324	R000056324	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56325	R000056325	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56326	R000056326	Casita	0.99	\$7,339.00	\$643.04	\$226.29	\$36.70	\$41.94	\$947.95
56327	-	-	-	-	-	-	-	-	-
72691 ¹	R000073442	Casita	1.29	\$9,597.16	\$840.89	\$295.91	\$47.99	\$54.84	\$1,239.63
56329	R000056329	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56330	R000056330	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56331	R000056331	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
56332	R000068031	Casita	1.52	\$11,290.78	\$989.29	\$348.13	\$56.45	\$64.52	\$1,458.39
57703 ¹									
57413	R000067744	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57414	R000067745	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57415	R000067746	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57416	R000067747	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57417	R000067748	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57418	R000067749	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57419	R000067750	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57420	R000067751	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57421	R000067752	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57422	R000067753	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57423	R000067754	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57424	R000067755	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57425	R000067756	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57426	R000067757	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57427	R000067758	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57428	R000067759	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57429	R000067760	Lake Lot	1.98	\$14,707.72	\$1,288.68	\$453.49	\$73.54	\$84.04	\$1,899.75
57430 ¹⁻⁴									
57431	R000067761	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
57432	R000067762	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57433	R000067763	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57434	R000067764	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57435	R000067765	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57436	R000067766	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57437	R000067767	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57438	R000067768	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57439	R000067769	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57440	R000067770	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57441 ¹									
57442	R000067771	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
57443	R000067772	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57444	R000067773	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57445	R000067774	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57446	R000067775	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57447	R000067776	Golf Lot	1.00	\$7,428.14	\$650.85	\$229.03	\$37.14	\$42.45	\$959.47
57448 ¹									
57449	R000067777	Golf Lot + Non-Golf Lot	1.93	\$14,336.31	\$1,256.13	\$442.04	\$71.68	\$81.92	\$1,851.77
57450 ¹									
57451	R000067778	Golf Lot	2.00	\$14,856.28	\$1,301.69	\$458.07	\$74.28	\$84.89	\$1,918.94
57452	R000067779	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
57453	R000067780	Non-Golf Lot	0.93	\$6,908.17	\$605.29	\$213.00	\$34.54	\$39.48	\$892.31
57454	R000067781	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57455	R000067782	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57456	R000067783	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57457	R000067784	Casita	1.52	\$11,290.78	\$989.29	\$348.13	\$56.45	\$64.52	\$1,458.39
57458	R000067785	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57459	R000067786	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57460	R000067787	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57461	R000067788	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57462	R000067789	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57463	R000067790	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57464	R000067791	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57465	R000067792	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57466	R000067793	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57467	R000067794	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57468	R000067795	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57469	R000067796	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57470	R000067797	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57471	R000067798	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57472	R000067799	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57473	R000067800	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57474	R000067801	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57475	R000067802	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57476	R000067803	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57477	R000067804	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57478	R000067805	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57479	R000067806	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57480	R000067807	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57481	R000067808	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57482	R000067809	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57483	R000067810	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57484	R000067811	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57485	R000067812	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57486	R000067813	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57487	R000067814	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57488	R000067815	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57489	R000067816	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57490	R000067817	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20

CAD Parcel ID	Tax Parcel ID	Lot Type	Equivalent	Total	Principal	Interest	Excess Interest	Annual Collection	2022-23 Total Annual
			Unit	Assessment			for Reserves	Costs	Installment
57487	R000067818	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57488	R000067819	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57489	R000067820	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57490	R000067821	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57491	R000067822	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57496	R000067827	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57497	R000067828	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57498	R000067829	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57499	R000067830	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57500	R000067831	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57501	R000067832	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57502	R000067833	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57503	R000067834	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57504	R000067835	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57505	R000067836	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57506	R000067837	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57512	R000067843	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
57513	R000067844	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
63802	R000068391	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
63803	R000068392	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
63804	R000068393	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
63805	R000068394	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
63806	R000068395	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
65433	R000069423	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65434	R000069424	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65435	R000069425	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65436	R000069426	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65437	R000069427	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65438	R000069428	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65439	R000069429	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65440	R000069430	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65441	R000069431	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
65442	R000069432	Los Puertas Lot	0.50	\$3,714.07	\$325.42	\$114.52	\$18.57	\$21.22	\$479.73
70171	R000071794	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
70172	R000071795	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
70173	R000071796	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
70174	R000071797	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
65427	R000069418	Casita	0.76	\$5,645.39	\$494.64	\$174.07	\$28.23	\$32.26	\$729.20
55744	R000055744	Commercial Lot	2.82	\$20,965.19	\$1,836.95	\$646.43	\$104.83	\$119.80	\$2,708.00
55745	R000055745	Commercial Lot	3.41	\$25,332.94	\$2,219.65	\$781.10	\$126.66	\$144.76	\$3,272.17
55748	R000055748	Golf Course Tract	1.63	\$12,130.16	\$1,062.83	\$374.01	\$60.65	\$69.32	\$1,566.81
55749	R000055749	Golf Course Tract	1.19	\$8,820.92	\$772.88	\$271.98	\$44.10	\$50.41	\$1,139.37
55750	R000055750	Golf Course Tract	7.18	\$53,352.63	\$4,674.71	\$1,645.04	\$266.76	\$304.87	\$6,891.38
65397	R000069465		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			353.39	\$2,625,000.00	\$230,000.00	\$80,937.50	\$13,125.00	\$15,000.00	\$339,062.50

1 - Parcel represents the account to be billed for consolidated parcels per Llano Central Appraisal District online records.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
CITY OF HORSESHOE BAY, 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 Horseshoe Bay, 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 Escondido Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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

City of Horseshoe Bay
Janet Stehling, Deputy City Secretary
Po Box 7765
Horseshoe Bay TX
78657

STATE OF TEXAS
COUNTY OF LLANO

FILED AND RECORDED AT 1:10 O'CLOCK P.M. ON
THE 5 DAY OF SEPTEMBER A.D. 2023.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.

INSTRUMENT NO:



COUNTY CLERK, LLANO CO., TEXAS

BY JP [Signature], DEPUTY

Marci Hadeler

23 05073

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