

ORDINANCE NO. 2023-35

AN ORDINANCE APPROVING THE UPDATED 2023-24  
ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR  
THE LEAGUE CITY PUBLIC IMPROVEMENT DISTRICT NO. 2  
(VICTORY CENTER)

WHEREAS, the City of League City (the “City”) is authorized pursuant to Tx. Local Govt Code, Ch. 372, as amended (Chapter 372) to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the “Petition”) requesting the creation of the League City Public Improvement District No. 2 (the “PID”); and

WHEREAS, on December 14, 1999, the City held a public hearing then passed and adopted Resolution No. 99-61 establishing the PID in accordance with Chapter 372; and

WHEREAS, on March 13, 2001, the City passed and adopted Ordinance 2001-06 approving a Service and Assessment Plan (the “SAP”) for the PID;

WHEREAS, on December 22, 2015, the City passed and adopted Ordinance 2015-48 approving an Amended and Restated SAP; and

WHEREAS, the city council wishes to approve the updated 2023-24 Annual Update of the SAP (the “Updated Annual Service Plan Update”) for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Updated 2023-2024 Annual Service Plan Update, attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.


Section 3. All ordinances, and agreements and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. 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 Updated Annual Service Plan Update.

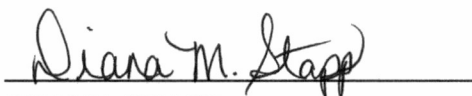
PASSED first reading the 26th day of September, 2023.

PASSED second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

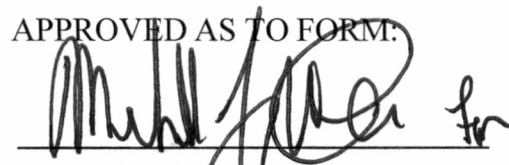
PASSED AND ADOPTED the 26th day of September, 2023.

  
\_\_\_\_\_  
Nick Long  
Mayor

ATTEST:

  
\_\_\_\_\_  
DIANA STAPP  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
NGHIEM V. DOAN  
City Attorney

SUSPENDED THE RULE AND ADOPTED ON FIRST AND FINAL READING

**LEAGUE CITY  
PUBLIC IMPROVEMENT DISTRICT NO. 2  
(VICTORY LAKES)**

**CITY OF LEAGUE CITY, TEXAS**

**UPDATED ANNUAL SERVICE PLAN UPDATE  
2023-24**

**AS APPROVED BY CITY COUNCIL ON:  
SEPTEMBER 26, 2023**

**PREPARED BY:**

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

# **LEAGUE CITY PUBLIC IMPROVEMENT DISTRICT NO. 2 (VICTORY LAKES)**

## **ANNUAL SERVICE PLAN UPDATE – 2023-24**

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## ***A. INTRODUCTION AND DEFINED TERMS***

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### **I. INTRODUCTION**

The League City Public Improvement District No. 2 – Victory Lakes (the “PID”) was created pursuant to Chapter 372 of the Texas Local Government Code, as amended, (the “PID Act”) and Resolution No. 99-61 of the City Council (“City Council”) of the City of League City (the “City”) on December 14, 1999 to finance certain Public Improvements for the benefit of the property in the PID.

A service and assessment plan, as amended and restated from time to time (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Public Improvements to be financed through the PID, the costs of the Public Improvements, and the manner of assessing the property in the PID for the costs of the Public Improvements. Pursuant to the Service and Assessment Plan, the Developers would provide the funds for the construction of the Public Improvements and would be entitled to repayment pursuant to the applicable Development Agreements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the assessments on each Parcel of Assessed Property within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Updated Annual Service Plan Update also updates the Assessment Roll for annual installment of assessments (the “Annual Installments”) to be collected 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 Updated Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix H and copy of this Updated 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 meaning specified in the Service and Assessment Plan unless otherwise defined herein.

## **II. DEFINED TERMS**

**“Actual Cost(s)”** means, with respect to a Public Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Public Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Public Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Public Improvement, (d) the costs for external professional costs associated with such Public Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying,

billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the debt obligation, (v) paying and redeeming debt obligations, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the debt obligations, (viii) the Trustee's reasonable fees and expenses relating to the debt obligations, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the debt obligations. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

**“Administrator”** means the employee or designee of the City, identified in any agreement approved by the City Council, who shall have the responsibilities provided for herein.

**“Annual Installment”** means, with respect to each Parcel, each annual payment of: (i) the Assessments including interest, as shown on the Assessment Rolls attached hereto as Appendix A, B, C, D, E, F, and G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section B of this Annual Service Plan Update, and (iii) the Administrative Expenses.

**“Annual Service Plan Update”** has the meaning set forth in the second paragraph of Section IV of the Updated Service and Assessment Plan Update.

**“Assessed Property”** means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an applicable Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Assessments including those collected to pay Administrative Expenses and interest on all Assessments.

**“Assessment Ordinance”** means an ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments for one or more sections and/or phases within the PID.

**“Assessment Revenues”** mean the revenues actually received by or on behalf of the City from the collection of Assessments.

**“Assessment Roll”** means, the Assessment Roll included in the Service and Assessment Plan or the Assessment Ordinance, as amended and/or updates from time to time in an Annual Service Plan Update.

**“Authorized Improvements” or “Public Improvements”** mean those public improvements described in the Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**“Certification for Payment”** means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

**“City”** means the City of League City, Texas.

**“City Council”** means the duly elected governing body of the City.

**“Delinquent Collection Costs”** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

**“Homeowner Association”** means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

**“Homeowner Association Property”** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner’s association.

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Galveston County, Texas.

**“Lot Type”** means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each lot as of the date of the recorded subdivision plat, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, which may include Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited

Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI. E.

**“Parcel” or “Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Galveston Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Galveston County.

**“Phase 1 Assessment Ordinance”** means Ordinance No. 2001-21 adopted by the City Council on June 12, 2001 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 1.

**“Phases 2-3 Assessment Ordinance”** means Ordinance No. 2003-44 adopted by the City Council on August 12, 2003 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phases 2-3.

**“Phase 4 Assessment Ordinance”** means Ordinance No. 2005-10 adopted by the City Council on June 14, 2005 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 4.

**“Phase 5 Assessment Ordinance”** means Ordinance No. 2006-97, as amended from time to time, adopted by the City Council on November 14, 2006 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 5.

**“Phase 6 Assessment Ordinance”** means Ordinance No. 2009-09 adopted by the City Council on February 24, 2009 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 6.

**“Phase 7 Assessment Ordinance”** means Ordinance No. 2015-45, as amended from time to time, adopted by the City Council on November 24, 2015 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 7.

**“PID”** has the meaning set forth in the Service and Assessment Plan.

**“PID Act”** means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

**“Prepayment Costs”** mean interest and Administrative Expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

**“Public Property”** means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Galveston County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

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

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### **I. UPDATED SOURCES AND USES**

#### Sections 1-6

Pursuant to the Updated Service and Assessment Plan adopted on November 24, 2015, the Actual Cost of the Authorized Improvements for Sections 1-6 were equal to \$6,518,248, including applicable Administrative Expenses and interest owed to the Developer. According to the City, no additional Authorized Improvement costs have been submitted by the Developer. As a result, the total Actual Costs of the Authorized Improvements for Section 1-6, including Administrative Expenses and other miscellaneous costs, are equal to \$6,518,248.

#### Section 7

Pursuant to the Updated Service and Assessment Plan adopted on November 24, 2015, the estimated costs of the Authorized Improvements for Section 7 funded by Assessments were equal to \$1,440,987. Assessments in the amount of \$1,440,987 were levied on Section 7 Parcels to pay a portion of the estimated costs of the Authorized Improvements for Section 7. According to the City as of August 2023, the estimated costs of the Authorized Improvements have been reduced to \$102,561. As a result, the Assessments levied on Section 7 Parcels have been reduced accordingly as shown in Table B-1 below.

**Table B-1**  
**Estimated Sources and Uses – Section 7**

<b>Sources of Funds</b>	<b>Section 7</b>
Initial Assessments	\$1,440,987
Reduction of Assessments	(\$1,338,426)
<b>Total Sources - Revised Assessments<sup>1</sup></b>	<b>\$102,561</b>
<b>Uses of Funds</b>	
Estimated Authorized Improvements <sup>2</sup>	\$102,561
<b>Total Uses</b>	<b>\$102,561</b>

1 – Revised Assessments do not account for any Annual Installment payments paid to date.

2 - According to the City, Authorized Improvements for Section 7 include the Benson Bayou detention pond and pump station in the Victory Lakes Section 7 Mitigation Pond.



## II. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS

The original total estimated costs of the Authorized Improvements for the section of the PID shown in the Service and Assessment Plan, as updated from time to time, will be updated in accordance with Actual Costs substantiated in applicable accountant's reports (the "AUPs"), as applicable.

A service plan must cover a period of five years. The Authorized Improvement projects within the PID have been completed. The projected Annual Installments for the PID over a period of five years are shown in Table B-2 below.

**Table B-2**  
**Projected Five Year Annual Installments**

<b>Tax Year</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Phase 4</b>	<b>Phase 5</b>	<b>Phase 6</b>	<b>Phase 7</b>
2023	\$200	\$2,261	\$8,272	\$21,773	\$28,428	\$43,888	\$0
2024	\$0	\$2,261	\$8,272	\$21,773	\$28,428	\$43,888	\$0
2025	\$0	\$2,102	\$7,729	\$21,773	\$28,428	\$43,888	\$0
2026	\$0	\$0	\$0	\$21,390	\$28,428	\$43,888	\$0
2027	\$0	\$0	\$0	\$551	\$27,969	\$43,888	\$0
2028	\$0	\$0	\$0	\$0	\$23,385	\$43,888	\$0
<b>Total</b>	<b>\$200</b>	<b>\$6,624</b>	<b>\$24,272</b>	<b>\$87,261</b>	<b>\$165,066</b>	<b>\$263,325</b>	<b>\$0</b>

## III. 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 twenty annual installments beginning with the Annual Installment collection commencement provisions in the Service and Assessment Plan or the applicable ordinance.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments and the Annual Installment due for 2023-24 to be collected from each Parcel for the payment of principal, interest and Administrative Expenses, as applicable.

### Annual Installments to be Collected for 2023-24

The budget for Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, and Phase 7 of the PID will be paid from the collection of Annual Installments to be collected for 2023-24 as shown by Table B-3 on the following page.



**Table B-3**  
**Budget for the Annual Installments**  
**to be Collected for 2023-24**

<b>Descriptions</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Phase 4</b>	<b>Phase 5</b>	<b>Phase 6</b>	<b>Phase 7</b>	<b>Total</b>
Annual Installments Due	\$200	\$2,261	\$8,272	\$21,773	\$28,428	\$43,888	\$0	\$104,821

Sections 1-6

As shown in Table B-2 above, the total Annual Installment to be collected for 2023-24 from Parcels within Phase 1, Phase 2, Phase 3, Phase 4, Phase 5 and Phase 6, of the PID are equal to \$200, \$2,261, \$8,272, \$21,773, \$28,428, and \$43,888, respectively, for the payment of PID obligations and Administrative Expenses.

Section 7

As shown in Section B.I. of this report, the estimated costs of the Authorized Improvements for Section 7 are equal to \$102,561. According to the Galveston County Tax Office (the "Tax Office"), \$102,561 in Annual Installments have been collected from Section 7 Parcels since tax year 2021. As a result, the outstanding Assessment balance for Section 7 Parcels as of tax year 2023 is \$0, and there are no additional Annual Installments to be collected from Section 7 Parcels for tax year 2023 and beyond.

The list of Parcels within Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, and Phase 7 of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll summary attached hereto as Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, Appendix F, and Appendix G, respectively.

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

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The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the square feet of each unit anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Actual Costs of the Authorized Improvements to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

### **I. REDUCTION OF ASSESSMENTS**

If after all Authorized Improvements to be funded with the Assessments have been completed and Actual Costs for such Authorized Improvements are less than the estimated costs of the Authorized Improvements used to calculate the Assessments, then the Assessment for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

### **II. MANDATORY PREPAYMENT OF ASSESSMENTS**

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

### **III. PAYMENT OF ASSESSMENTS**

#### ***1. Payment in Full***

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include interest through the date of the prepayment and applicable Prepayment Costs.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the governing documents, as applicable; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus interest through the date of prepayment and applicable Prepayment Costs may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

## **2. *Payment in Annual Installments***

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include interest and Administrative Expenses. Payment of the Annual Installments shall commence with tax bills mailed after the conditions stipulated for such collections are satisfied.

The Annual Installments may be reduced to equal the actual costs of repaying the remaining obligations of the PID and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

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

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The Assessment Roll shall be updated each year to reflect:

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

The summary Assessment Roll for Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, and Phase 7 are shown herein as Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, Appendix F, and Appendix G, respectively. Each Parcel in the respective phases and section of the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel.

### **I. PARCEL UPDATES**

There are no Parcel updates to be provided in this Annual Service Plan Update.

### **II. PREPAYMENT OF ASSESSMENTS**

The list of Parcels with Assessments that have been prepaid in full as of June 15, 2023 are shown in Table D-1 below.

**Table D-1**  
**List of Prepaid Parcels within Phases 1-7**

<b>Parcel ID (Phase 1)</b>	<b>Parcel ID (Phase 2)</b>	<b>Parcel ID (Phase 3)</b>	<b>Parcel ID (Phase 4)</b>	<b>Parcel ID (Phase 5)</b>	<b>Parcel ID (Phase 6)</b>	<b>Parcel ID (Phase 7)</b>
	412210		430882			
	412230					

**APPENDIX A**  
**PHASE 1 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix A**  
**League City PID No. 2 (Victory Lakes) - Phase 1**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>Outstanding Assessments</b>	<b>Annual Installment - 2023-24</b>
400559	7313-0005-0006-000	8,703	\$199.51	\$199.51
<b>Total</b>		<b>8,703</b>	<b>\$199.51</b>	<b>\$199.51</b>

**APPENDIX B**  
**PHASE 2 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix B**  
**League City PID No. 2 (Victory Lakes) - Phase 2**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
412178	7314-0001-0001-000	10,960	\$562.91	\$187.63
412179	7314-0001-0002-000	10,944	\$155.70	\$77.86
412180	7314-0001-0003-000	10,920	\$0.00	\$0.00
412181	7314-0001-0004-000	10,933	\$0.00	\$0.00
412182	7314-0001-0005-000	11,467	\$0.00	\$0.00
412183	7314-0001-0006-000	15,916	\$829.63	\$276.54
412184	7314-0001-0007-000	11,137	\$572.87	\$190.96
412185	7314-0001-0008-000	11,180	\$0.00	\$0.00
412186	7314-0001-0009-000	11,032	\$0.00	\$0.00
412187	7314-0001-0010-000	11,492	\$0.00	\$0.00
412188	7314-0001-0011-000	11,577	\$0.00	\$0.00
412189	7314-0001-0012-000	11,571	\$0.00	\$0.00
412190	7314-0001-0013-000	11,570	\$0.00	\$0.00
412191	7314-0001-0014-000	11,576	\$0.00	\$0.00
412192	7314-0001-0015-000	11,588	\$0.00	\$0.00
412193	7314-0001-0016-000	11,028	\$0.00	\$0.00
412194	7314-0001-0017-000	11,088	\$0.00	\$0.00
412195	7314-0001-0018-000	11,879	\$0.00	\$0.00
412196	7314-0001-0019-000	11,897	\$0.00	\$0.00
412197	7314-0001-0020-000	11,897	\$0.00	\$0.00
412198	7314-0001-0021-000	11,742	\$0.00	\$0.00
412199	7314-0001-0022-000	10,660	\$548.82	\$182.93
412200	7314-0001-0023-000	10,659	\$0.00	\$0.00
412201	7314-0001-0024-000	10,659	\$0.00	\$0.00
412202	7314-0001-0025-000	10,659	\$0.00	\$0.00
412203	7314-0001-0026-000	10,266	\$0.00	\$0.00
412204	7314-0001-0027-000	15,544	\$0.00	\$0.00
412205	7314-0001-0028-000	12,814	\$0.00	\$0.00
412206	7314-0001-0029-000	10,897	\$0.00	\$0.00
412207	7314-0001-0030-000	10,966	\$0.00	\$0.00
412208	7314-0001-0031-000	10,922	\$150.16	\$75.06
412209	7314-0001-0032-000	10,922	\$562.51	\$187.52
412210	7314-0002-0001-000	11,922	Prepaid	Prepaid
412211	7314-0002-0002-000	10,734	\$0.00	\$0.00
412212	7314-0002-0003-000	10,731	\$0.00	\$0.00
412213	7314-0002-0004-000	10,730	\$560.17	\$186.74
412214	7314-0002-0005-000	10,750	\$554.26	\$184.77
412215	7314-0002-0006-000	10,871	\$147.61	\$73.82
412216	7314-0002-0007-000	10,793	\$0.00	\$0.00



**Appendix B**  
**League City PID No. 2 (Victory Lakes) - Phase 2**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
412217	7314-0002-0008-000	12,300	\$0.00	\$0.00
412218	7314-0002-0009-000	11,941	\$168.49	\$84.26
412219	7314-0002-0010-000	12,233	\$169.51	\$84.75
412220	7314-0002-0011-000	13,625	\$0.00	\$0.00
412221	7314-0002-0012-000	13,456	\$0.00	\$0.00
412222	7314-0002-0013-000	12,012	\$0.00	\$0.00
412223	7314-0002-0014-000	12,885	\$243.13	\$81.04
412224	7314-0002-0015-000	14,757	\$0.00	\$0.00
412225	7314-0002-0016-000	12,016	\$0.00	\$0.00
412226	7314-0002-0017-000	16,299	\$0.00	\$0.00
412227	7314-0002-0018-000	13,743	\$0.00	\$0.00
412228	7314-0002-0019-000	15,321	\$0.00	\$0.00
412229	7314-0002-0020-000	16,450	\$0.00	\$0.00
412230	7314-0002-0021-000	11,167	Prepaid	Prepaid
412231	7314-0002-0022-000	10,782	\$552.55	\$184.18
412232	7314-0002-0023-000	10,775	\$0.00	\$0.00
412233	7314-0002-0024-000	11,688	\$609.75	\$203.25
<b>Total</b>		<b>666,343</b>	<b>\$6,388.07</b>	<b>\$2,261.31</b>

**APPENDIX C**  
**PHASE 3 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix C**  
**League City PID No. 2 (Victory Lakes) - Phase 3**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
419009	7316-0001-0001-000	8,602	\$451.82	\$150.61
419010	7316-0001-0002-000	8,160	\$117.66	\$58.83
419011	7316-0001-0003-000	8,160	\$117.66	\$58.83
419012	7316-0001-0004-000	8,160	\$427.07	\$142.34
419013	7316-0001-0005-000	8,160	\$117.66	\$58.83
419014	7316-0001-0006-000	8,160	\$0.00	\$0.00
419015	7316-0001-0007-000	8,160	\$427.07	\$142.34
419016	7316-0001-0008-000	8,766	\$457.27	\$152.44
419017	7316-0002-0001-000	7,437	\$381.94	\$127.30
419018	7316-0002-0002-000	7,391	\$378.83	\$126.27
419019	7316-0002-0003-000	11,216	\$587.41	\$195.80
419020	7316-0002-0004-000	7,906	\$416.02	\$138.69
419021	7316-0002-0005-000	8,226	\$693.66	\$231.23
419022	7316-0002-0006-000	8,040	\$411.13	\$137.05
419023	7316-0002-0007-000	8,040	\$0.00	\$0.00
419024	7316-0002-0008-000	8,040	\$411.13	\$137.05
419025	7316-0002-0009-000	8,040	\$108.10	\$54.05
419026	7316-0002-0010-000	10,318	\$143.05	\$71.55
419027	7316-0002-0011-000	10,774	\$0.00	\$0.00
419028	7316-0002-0012-000	8,640	\$452.13	\$150.72
419029	7316-0002-0013-000	8,640	\$452.13	\$150.72
419030	7316-0002-0014-000	8,640	\$452.13	\$150.72
419031	7316-0002-0015-000	8,640	\$0.00	\$0.00
419032	7316-0002-0016-000	8,870	\$0.00	\$0.00
419033	7316-0002-0017-000	9,561	\$501.71	\$167.24
419034	7316-0002-0018-000	11,960	\$614.12	\$204.72
419035	7316-0002-0019-000	7,164	\$377.18	\$125.72
419036	7316-0002-0020-000	7,423	\$389.87	\$129.97
419037	7316-0002-0021-000	7,422	\$389.56	\$129.85
419038	7316-0002-0022-000	7,631	\$397.81	\$132.59
419039	7316-0002-0023-000	8,326	\$433.22	\$144.40
419040	7316-0002-0024-000	13,009	\$669.54	\$223.19
419041	7316-0002-0025-000	8,126	\$415.25	\$138.42
419042	7316-0002-0026-000	8,375	\$437.35	\$145.79
419043	7316-0002-0027-000	8,375	\$0.00	\$0.00
419044	7316-0002-0028-000	8,375	\$120.05	\$60.00
419045	7316-0002-0029-000	8,375	\$120.05	\$60.00
419046	7316-0002-0030-000	8,375	\$437.35	\$145.79
419047	7316-0002-0031-000	8,375	\$437.35	\$145.79

**Appendix C**  
**League City PID No. 2 (Victory Lakes) - Phase 3**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
419048	7316-0002-0032-000	8,375	\$437.35	\$145.79
419049	7316-0002-0033-000	8,375	\$437.35	\$145.79
419050	7316-0002-0034-000	8,375	\$437.35	\$145.79
419051	7316-0002-0035-000	8,375	\$120.05	\$60.00
419052	7316-0002-0036-000	8,713	\$122.23	\$61.11
419053	7316-0002-0037-000	7,978	\$0.00	\$0.00
419054	7316-0002-0038-000	12,891	\$667.20	\$222.39
419055	7316-0003-0001-000	9,503	\$495.25	\$164.82
419056	7316-0003-0002-000	8,507	\$444.59	\$148.20
419057	7316-0003-0003-000	8,507	\$444.59	\$148.20
419058	7316-0003-0004-000	8,507	\$444.59	\$148.20
419059	7316-0003-0005-000	8,345	\$427.01	\$142.32
419060	7316-0003-0006-000	10,939	\$568.42	\$189.48
419061	7316-0003-0007-000	11,639	\$605.63	\$201.87
419062	7316-0003-0008-000	12,756	\$658.87	\$219.64
419063	7316-0004-0001-000	11,237	\$0.00	\$0.00
419064	7316-0004-0002-000	8,400	\$0.00	\$0.00
419065	7316-0004-0003-000	8,400	\$0.00	\$0.00
419066	7316-0004-0004-000	8,400	\$433.15	\$144.40
419067	7316-0004-0005-000	8,400	\$433.15	\$144.40
419068	7316-0004-0006-000	8,400	\$433.15	\$144.40
419069	7316-0004-0007-000	9,351	\$480.32	\$160.10
419070	7316-0004-0008-000	9,106	\$472.46	\$157.48
419071	7316-0004-0009-000	8,040	\$411.13	\$137.05
419072	7316-0004-0010-000	8,040	\$411.13	\$137.05
419073	7316-0004-0011-000	8,040	\$411.13	\$137.05
419074	7316-0004-0012-000	8,040	\$411.13	\$137.05
419075	7316-0004-0013-000	8,040	\$411.13	\$137.05
419076	7316-0004-0014-000	8,040	\$411.13	\$137.05
419077	7316-0004-0015-000	9,514	\$498.29	\$166.09
<b>Total</b>		<b>607,291</b>	<b>\$24,272.06</b>	<b>\$8,271.61</b>

**APPENDIX D**  
**PHASE 4 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix D**  
**League City PID No. 2 (Victory Lakes) - Phase 4**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
430864	7317-0001-0001-000	10,020	\$1,028.60	\$257.16
430865	7317-0001-0002-000	10,017	\$1,029.56	\$257.40
430866	7317-0001-0003-000	10,013	\$1,030.84	\$257.72
430867	7317-0001-0004-000	10,008	\$1,032.44	\$258.12
430868	7317-0001-0005-000	10,004	\$1,034.19	\$258.54
430869	7317-0001-0006-000	9,999	\$1,031.96	\$257.99
430870	7317-0001-0007-000	10,235	\$934.87	\$233.71
430871	7317-0001-0008-000	10,900	\$1,003.58	\$250.89
430872	7317-0001-0009-000	12,992	\$1,625.32	\$406.32
430873	7317-0001-0010-000	18,200	\$702.77	\$234.27
430874	7317-0001-0011-000	10,351	\$1,462.02	\$365.51
430875	7317-0001-0012-000	9,840	\$1,016.80	\$254.20
430876	7317-0001-0013-000	9,840	\$445.58	\$148.53
430877	7317-0001-0014-000	10,898	\$1,138.80	\$284.71
430878	7317-0001-0015-000	10,898	\$1,138.80	\$284.71
430879	7317-0001-0016-000	9,840	\$1,016.80	\$254.20
430880	7317-0001-0017-000	9,780	\$1,004.27	\$251.06
430881	7317-0001-0018-000	12,335	\$3,308.73	\$551.46
430882	7317-0001-0019-000	15,627	Prepaid	Prepaid
430883	7317-0001-0020-000	14,773	\$1,251.41	\$312.84
430884	7317-0001-0021-000	10,991	\$1,750.45	\$437.60
430885	7317-0001-0022-000	9,780	\$1,004.27	\$251.06
430886	7317-0001-0023-000	9,840	\$1,016.80	\$254.20
430887	7317-0001-0024-000	10,898	\$1,138.80	\$284.71
430888	7317-0001-0025-000	10,898	\$1,138.80	\$284.71
430889	7317-0001-0026-000	9,840	\$1,016.80	\$254.20
430890	7317-0001-0027-000	9,840	\$1,016.80	\$254.20
430891	7317-0001-0028-000	9,777	\$1,005.23	\$251.30
430892	7317-0001-0029-000	10,868	\$1,207.25	\$301.82
430893	7317-0002-0001-000	10,900	\$1,138.16	\$284.55
430894	7317-0002-0002-000	10,680	\$1,103.60	\$275.90
430895	7317-0002-0003-000	10,680	\$1,103.60	\$275.90
430896	7317-0002-0004-000	10,680	\$1,103.60	\$275.90
430897	7317-0002-0005-000	10,680	\$1,103.60	\$275.90
430898	7317-0002-0006-000	10,900	\$1,138.63	\$284.65
430899	7317-0002-0007-000	12,000	\$1,240.00	\$310.00
430900	7317-0002-0008-000	12,000	\$1,240.00	\$310.00
430901	7317-0002-0009-000	12,000	\$1,240.00	\$310.00
430902	7317-0002-0010-000	10,900	\$1,138.16	\$284.55

**Appendix D**  
**League City PID No. 2 (Victory Lakes) - Phase 4**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
430903	7317-0002-0011-000	10,680	\$1,103.60	\$275.90
430904	7317-0002-0012-000	10,680	\$1,103.60	\$275.90
430905	7317-0002-0013-000	10,680	\$1,103.60	\$275.90
430906	7317-0002-0014-000	10,680	\$1,103.60	\$275.90
430907	7317-0002-0015-000	10,900	\$1,138.16	\$284.55
430908	7317-0002-0016-000	10,900	\$1,138.16	\$284.55
430909	7317-0002-0017-000	9,840	\$1,190.38	\$297.59
430910	7317-0002-0018-000	9,530	\$989.00	\$247.25
430911	7317-0002-0019-000	9,739	\$926.81	\$231.69
430912	7317-0002-0020-000	12,206	\$1,078.81	\$269.71
430913	7317-0002-0021-000	12,206	\$1,078.81	\$269.71
430914	7317-0002-0022-000	9,739	\$926.81	\$231.69
430915	7317-0002-0023-000	9,530	\$989.00	\$247.25
430916	7317-0002-0024-000	9,840	\$1,190.38	\$297.59
430917	7317-0002-0025-000	10,900	\$1,138.16	\$284.55
430918	7317-0003-0001-000	10,311	\$1,080.30	\$270.07
430919	7317-0003-0002-000	10,800	\$1,102.01	\$275.51
430920	7317-0003-0003-000	10,411	\$1,184.60	\$296.15
430921	7317-0003-0004-000	16,007	\$1,281.92	\$320.49
430922	7317-0003-0005-000	12,818	\$842.33	\$210.59
430923	7317-0003-0006-000	12,177	\$1,236.27	\$309.07
430924	7317-0003-0007-000	10,250	\$1,059.18	\$264.79
430925	7317-0003-0008-000	10,250	\$1,059.18	\$264.79
430926	7317-0003-0009-000	10,250	\$1,059.18	\$264.79
430927	7317-0003-0010-000	10,250	\$1,059.18	\$264.79
430928	7317-0003-0011-000	10,250	\$1,059.18	\$264.79
430929	7317-0003-0012-000	11,168	\$938.53	\$234.64
430930	7317-0003-0013-000	11,275	\$1,282.32	\$320.59
430931	7317-0003-0014-000	10,346	\$1,081.37	\$270.34
430932	7317-0003-0015-000	10,250	\$1,059.18	\$264.79
430933	7317-0003-0016-000	10,250	\$1,059.18	\$264.79
430934	7317-0003-0017-000	10,250	\$1,059.18	\$264.79
430935	7317-0003-0018-000	10,250	\$1,059.18	\$264.79
430936	7317-0003-0019-000	10,250	\$1,059.18	\$264.79
430937	7317-0003-0020-000	12,125	\$1,252.91	\$313.23
430938	7317-0003-0021-000	12,125	\$1,252.91	\$313.23
430939	7317-0003-0022-000	10,250	\$1,059.18	\$264.79
430940	7317-0003-0023-000	10,250	\$1,059.18	\$264.79
430941	7317-0003-0024-000	10,250	\$1,133.66	\$283.42

**Appendix D**  
**League City PID No. 2 (Victory Lakes) - Phase 4**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
430942	7317-0003-0025-000	12,072	\$1,152.32	\$288.07
<b>Total</b>		<b>863,657</b>	<b>\$87,812.38</b>	<b>\$21,773.10</b>



**APPENDIX E**  
**PHASE 5 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix E**  
**League City PID No. 2 (Victory Lakes) - Phase 5**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
506315	7320-0001-0001-000	8,624	\$1,443.41	\$288.67
506316	7320-0001-0002-000	8,912	\$2,764.53	\$394.94
506317	7320-0001-0003-000	9,026	\$2,822.14	\$403.16
506318	7320-0001-0004-000	8,954	\$926.12	\$231.52
506319	7320-0001-0005-000	8,858	\$2,769.58	\$395.66
506320	7320-0001-0006-000	8,763	\$1,449.29	\$289.85
506321	7320-0001-0007-000	8,671	\$2,708.73	\$386.97
506322	7320-0001-0008-000	8,322	\$2,605.60	\$372.22
506323	7320-0001-0009-000	12,200	\$3,814.56	\$544.93
506324	7320-0001-0010-000	10,454	\$3,281.64	\$468.81
506325	7320-0001-0011-000	9,257	\$2,905.05	\$415.00
506326	7320-0001-0012-000	9,060	\$936.20	\$234.05
506327	7320-0001-0013-000	9,060	\$2,832.76	\$404.68
506328	7320-0001-0014-000	9,050	\$2,834.93	\$405.00
506329	7320-0001-0015-000	9,050	\$1,501.09	\$300.23
506330	7320-0001-0016-000	8,936	\$2,803.44	\$400.50
506331	7320-0001-0017-000	14,423	\$2,401.01	\$480.19
506332	7320-0001-0018-000	10,634	\$3,348.62	\$478.37
506333	7320-0001-0019-000	8,592	\$2,698.28	\$385.47
506334	7320-0001-0020-000	8,723	\$2,739.25	\$391.32
506335	7320-0001-0021-000	8,713	\$909.22	\$227.31
506336	7320-0001-0022-000	8,050	\$2,530.63	\$361.51
506337	7320-0001-0023-000	13,453	\$2,233.73	\$446.74
506338	7320-0001-0024-000	8,523	\$2,667.80	\$381.12
506339	7320-0001-0025-000	8,362	\$1,384.43	\$276.88
506340	7320-0001-0026-000	8,375	\$2,618.61	\$374.08
506341	7320-0001-0027-000	8,375	\$2,618.61	\$374.08
506342	7320-0001-0028-000	8,375	\$2,618.61	\$374.08
506343	7320-0001-0029-000	9,484	\$2,969.49	\$424.21
506344	7320-0001-0030-000	9,484	\$2,969.49	\$424.21
506345	7320-0001-0031-000	8,375	\$2,618.61	\$374.08
506346	7320-0001-0032-000	8,375	\$2,618.61	\$374.08
506347	7320-0001-0033-000	8,375	\$2,618.61	\$374.08
506348	7320-0001-0034-000	8,369	\$2,619.66	\$374.24
506349	7320-0001-0035-000	8,712	\$2,726.36	\$389.47
506350	7320-0001-0036-000	13,119	\$4,113.69	\$587.68
506351	7320-0001-0037-000	8,759	\$2,753.48	\$393.35
506352	7320-0001-0038-000	8,396	\$2,631.69	\$375.95
506353	7320-0001-0039-000	8,360	\$2,618.01	\$374.01

**Appendix E**  
**League City PID No. 2 (Victory Lakes) - Phase 5**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
506354	7320-0001-0040-000	8,322	\$2,604.97	\$372.14
506355	7320-0001-0041-000	8,283	\$2,591.58	\$370.23
506356	7320-0001-0042-000	8,245	\$2,579.09	\$368.45
506357	7320-0001-0043-000	8,170	\$2,554.46	\$364.93
506358	7320-0002-0001-000	9,291	\$2,909.14	\$415.59
506359	7320-0002-0002-000	8,208	\$2,566.40	\$366.62
506360	7320-0002-0003-000	8,208	\$1,357.44	\$271.50
506361	7320-0002-0004-000	8,208	\$2,566.40	\$366.62
506362	7320-0002-0005-000	9,291	\$2,909.14	\$415.59
506363	7320-0002-0006-000	9,291	\$2,909.14	\$415.59
506364	7320-0002-0007-000	8,208	\$2,566.40	\$366.62
506365	7320-0002-0008-000	8,208	\$2,566.40	\$366.62
506366	7320-0002-0009-000	8,208	\$2,566.40	\$366.62
506367	7320-0002-0010-000	9,291	\$2,909.14	\$415.59
506368	7320-0003-0001-000	10,657	\$1,828.91	\$365.79
506369	7320-0003-0002-000	9,250	\$2,892.14	\$413.17
506370	7320-0003-0003-000	9,550	\$1,432.86	\$286.58
506371	7320-0003-0004-000	9,550	\$2,087.82	\$347.96
506372	7320-0003-0005-000	9,550	\$2,808.14	\$401.17
506373	7320-0003-0006-000	9,550	\$2,808.14	\$401.17
506374	7320-0003-0007-000	10,205	\$3,193.70	\$456.25
506375	7320-0003-0008-000	10,205	\$3,198.50	\$456.92
506376	7320-0003-0009-000	9,250	\$2,892.14	\$413.17
506377	7320-0003-0010-000	9,250	\$2,892.14	\$413.17
506378	7320-0003-0011-000	9,250	\$2,892.14	\$413.17
506379	7320-0003-0012-000	9,250	\$2,892.14	\$413.17
506380	7320-0003-0013-000	9,240	\$2,886.05	\$412.30
506381	7320-0003-0014-000	9,250	\$1,877.11	\$375.42
506382	7320-0004-0001-000	10,261	\$3,186.36	\$455.19
506383	7320-0004-0002-000	9,250	\$2,892.14	\$413.17
506384	7320-0004-0003-000	9,250	\$2,892.14	\$413.17
506385	7320-0004-0004-000	9,250	\$1,529.82	\$305.96
506386	7320-0004-0005-000	9,250	\$2,892.14	\$413.17
506387	7320-0004-0006-000	9,240	\$1,530.59	\$306.12
506388	7320-0004-0007-000	10,741	\$1,782.27	\$356.45
<b>Total</b>		<b>682,284</b>	<b>\$187,869.06</b>	<b>\$28,428.05</b>

**APPENDIX F**  
**PHASE 6 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix F**  
**League City PID No. 2 (Victory Lakes) - Phase 6**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
510364	7326-0001-0001-000	11,003	\$4,346.21	\$543.27
510365	7326-0001-0002-000	11,003	\$4,346.21	\$543.27
510366	7326-0001-0003-000	11,003	\$4,345.41	\$543.37
510367	7326-0001-0004-000	11,003	\$3,440.25	\$491.47
510368	7326-0001-0005-000	11,003	\$2,593.57	\$432.26
510369	7326-0001-0006-000	11,508	\$2,712.60	\$452.10
510370	7326-0001-0007-000	13,816	\$5,457.28	\$682.17
510371	7326-0001-0008-000	13,507	\$4,223.21	\$603.31
510372	7326-0001-0009-000	10,741	\$3,358.39	\$479.76
510373	7326-0001-0010-000	10,660	\$2,512.68	\$418.79
510374	7326-0001-0011-000	10,660	\$2,512.68	\$418.79
510375	7326-0001-0012-000	10,660	\$2,512.68	\$418.79
510376	7326-0001-0013-000	10,660	\$4,210.68	\$526.34
510377	7326-0001-0014-000	13,154	\$5,195.82	\$649.48
510378	7326-0001-0015-000	17,692	\$4,170.28	\$695.04
510379	7326-0001-0016-000	13,800	\$4,494.80	\$616.40
510380	7326-0001-0017-000	12,199	\$2,875.45	\$479.25
510381	7326-0001-0018-000	11,961	\$2,819.35	\$469.90
510382	7326-0001-0019-000	12,755	\$3,988.09	\$569.72
510383	7326-0001-0020-000	13,509	\$4,223.83	\$603.40
510384	7326-0001-0021-000	11,671	\$4,610.01	\$576.26
510385	7326-0001-0022-000	10,660	\$3,333.00	\$476.15
510386	7326-0001-0023-000	10,660	\$3,333.00	\$476.15
510387	7326-0001-0024-000	10,660	\$3,333.00	\$476.15
510388	7326-0001-0025-000	10,660	\$4,210.68	\$526.34
510389	7326-0001-0026-000	10,660	\$4,210.68	\$526.34
510390	7326-0001-0027-000	10,660	\$4,210.68	\$526.34
510391	7326-0001-0028-000	10,660	\$4,210.68	\$526.34
510392	7326-0001-0029-000	10,660	\$4,210.68	\$526.34
510393	7326-0001-0030-000	10,893	\$4,302.75	\$537.84
510394	7326-0001-0031-000	13,733	\$5,424.51	\$678.07
510395	7326-0001-0032-000	11,957	\$4,722.99	\$590.38
510396	7326-0001-0033-000	11,003	\$4,346.21	\$543.27
510397	7326-0001-0034-000	11,003	\$4,346.21	\$543.27
510398	7326-0001-0035-000	11,003	\$4,346.21	\$543.27
510399	7326-0001-0036-000	11,003	\$4,346.21	\$543.27
510400	7326-0001-0037-000	11,003	\$4,346.21	\$543.27
510401	7326-0001-0038-000	11,003	\$4,346.21	\$543.27
510402	7326-0001-0039-000	10,894	\$4,303.14	\$537.89

**Appendix F**  
**League City PID No. 2 (Victory Lakes) - Phase 6**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>2023-24 Assessment</b>	<b>2023-24 Annual Installment</b>
510403	7326-0002-0001-000	13,902	\$4,346.66	\$620.96
510404	7326-0002-0002-000	12,581	\$4,969.47	\$621.19
510405	7326-0002-0003-000	14,493	\$4,531.51	\$647.35
510406	7326-0002-0004-000	13,260	\$3,125.56	\$520.93
510407	7326-0002-0005-000	10,660	\$4,210.68	\$526.34
510408	7326-0002-0006-000	10,660	\$4,210.68	\$526.34
510409	7326-0002-0007-000	10,660	\$4,210.68	\$526.34
510410	7326-0002-0008-000	10,660	\$4,210.68	\$526.34
510411	7326-0002-0009-000	12,042	\$2,838.46	\$473.08
510412	7326-0002-0010-000	14,166	\$5,595.54	\$699.45
510413	7326-0002-0011-000	11,442	\$4,519.58	\$564.95
510414	7326-0002-0012-000	11,440	\$4,518.80	\$564.85
510415	7326-0002-0013-000	14,065	\$5,555.67	\$694.46
510416	7326-0002-0014-000	11,830	\$4,672.82	\$584.11
510417	7326-0002-0015-000	11,830	\$4,672.82	\$584.11
510418	7326-0002-0016-000	11,830	\$4,672.82	\$584.11
510419	7326-0002-0017-000	11,830	\$4,672.82	\$584.11
510420	7326-0002-0018-000	11,830	\$4,672.82	\$584.11
510421	7326-0002-0019-000	11,954	\$4,721.82	\$590.23
510422	7326-0002-0020-000	12,502	\$4,938.26	\$617.29
510423	7326-0002-0021-000	11,097	\$4,383.35	\$547.91
510424	7326-0002-0022-000	11,097	\$4,383.35	\$547.91
510425	7326-0002-0023-000	11,097	\$4,383.35	\$547.91
510426	7326-0002-0024-000	11,097	\$4,383.35	\$547.91
510427	7326-0002-0025-000	12,500	\$4,937.48	\$617.19
510428	7326-0002-0026-000	14,701	\$5,806.91	\$725.86
510429	7326-0002-0027-000	16,131	\$6,371.73	\$796.47
510430	7326-0002-0028-000	16,849	\$6,655.35	\$831.92
510431	7326-0002-0029-000	13,367	\$5,279.93	\$660.00
510432	7326-0002-0030-000	12,247	\$4,837.53	\$604.70
510433	7326-0002-0031-000	17,678	\$5,527.30	\$789.62
510434	7326-0002-0032-000	17,034	\$6,728.46	\$841.05
510435	7326-0002-0033-000	15,017	\$4,695.31	\$670.76
510436	7326-0002-0034-000	11,700	\$4,621.48	\$577.69
510437	7326-0002-0035-000	12,880	\$5,087.60	\$635.95
510438	7326-0002-0036-000	14,873	\$5,874.87	\$734.35
510439	7326-0002-0037-000	14,027	\$5,540.69	\$692.58
<b>Total</b>		<b>929,772</b>	<b>\$334,198.72</b>	<b>\$43,887.52</b>

**APPENDIX G**  
**PHASE 7 ASSESSMENT ROLL SUMMARY – 2023-24**

**Appendix G**  
**League City PID No. 2 (Victory Lakes) - Phase 7**  
**Assessment Roll Summary - 2023-24**

<b>Account Number</b> <b>(Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>Outstanding</b> <b>Assessments<sup>1</sup></b>	<b>Annual Installment -</b> <b>2023-24<sup>1</sup></b>
720602	728610010002000	14,474	\$0.00	\$0.00
720610	728610010010000	10,411	\$0.00	\$0.00
720609	728610010009000	10,402	\$0.00	\$0.00
720606	728610010006000	10,367	\$0.00	\$0.00
720608	728610010008000	10,394	\$0.00	\$0.00
720613	728610020003000	12,976	\$0.00	\$0.00
720604	728610010004000	10,542	\$0.00	\$0.00
720603	728610010003000	12,278	\$0.00	\$0.00
720614	728610020004000	12,962	\$0.00	\$0.00
720611	728610020001000	13,004	\$0.00	\$0.00
720605	728610010005000	10,367	\$0.00	\$0.00
720607	728610010007000	10,385	\$0.00	\$0.00
720612	728610020002000	12,990	\$0.00	\$0.00
720601	728610010001000	18,912	\$0.00	\$0.00
728020	728620020003000	9,575	\$0.00	\$0.00
728066	728620040011000	7,613	\$0.00	\$0.00
728033	728620030005000	7,462	\$0.00	\$0.00
728028	728620020011000	10,741	\$0.00	\$0.00
728023	728620020006000	10,944	\$0.00	\$0.00
728068	728620050002000	9,279	\$0.00	\$0.00
728042	728620030014000	8,867	\$0.00	\$0.00
728057	728620040002000	7,200	\$0.00	\$0.00
728058	728620040003000	7,200	\$0.00	\$0.00
728061	728620040006000	7,307	\$0.00	\$0.00
728047	728620030019000	7,200	\$0.00	\$0.00
728076	728620050010000	11,744	\$0.00	\$0.00
728041	728620030013000	7,899	\$0.00	\$0.00
728010	728620010012000	7,370	\$0.00	\$0.00
728060	728620040005000	7,275	\$0.00	\$0.00
728013	728620010015000	7,200	\$0.00	\$0.00
728017	728620010019000	8,267	\$0.00	\$0.00
728007	728620010009000	7,370	\$0.00	\$0.00
728003	728620010005000	7,200	\$0.00	\$0.00
728070	728620050004000	11,690	\$0.00	\$0.00
728019	728620020002000	7,364	\$0.00	\$0.00
728062	728620040007000	7,288	\$0.00	\$0.00
728069	728620050003000	7,797	\$0.00	\$0.00
728018	728620020001000	8,722	\$0.00	\$0.00
728026	728620020009000	8,947	\$0.00	\$0.00
728022	728620020005000	13,447	\$0.00	\$0.00
728075	728620050009000	10,215	\$0.00	\$0.00
728040	728620030012000	7,897	\$0.00	\$0.00



**Appendix G**  
**League City PID No. 2 (Victory Lakes) - Phase 7**  
**Assessment Roll Summary - 2023-24**

<b>Account Number</b> <b>(Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>Outstanding</b> <b>Assessments<sup>1</sup></b>	<b>Annual Installment -</b> <b>2023-24<sup>1</sup></b>
728032	728620030004000	7,463	\$0.00	\$0.00
727999	728620010001000	9,004	\$0.00	\$0.00
728045	728620030017000	7,640	\$0.00	\$0.00
728021	728620020004000	12,216	\$0.00	\$0.00
728043	728620030015000	8,725	\$0.00	\$0.00
728054	728620030026000	7,420	\$0.00	\$0.00
728059	728620040004000	7,200	\$0.00	\$0.00
728039	728620030011000	7,849	\$0.00	\$0.00
728000	728620010002000	9,004	\$0.00	\$0.00
728012	728620010014000	7,200	\$0.00	\$0.00
728008	728620010010000	7,370	\$0.00	\$0.00
728027	728620020010000	7,551	\$0.00	\$0.00
728025	728620020008000	8,759	\$0.00	\$0.00
728015	728620010017000	7,347	\$0.00	\$0.00
728004	728620010006000	7,200	\$0.00	\$0.00
728009	728620010011000	7,370	\$0.00	\$0.00
728036	728620030008000	7,333	\$0.00	\$0.00
728055	728620030027000	11,206	\$0.00	\$0.00
728050	728620030022000	7,415	\$0.00	\$0.00
728011	728620010013000	7,241	\$0.00	\$0.00
728067	728620050001000	9,172	\$0.00	\$0.00
728064	728620040009000	7,200	\$0.00	\$0.00
728056	728620040001000	7,392	\$0.00	\$0.00
728046	728620030018000	7,206	\$0.00	\$0.00
728030	728620030002000	7,201	\$0.00	\$0.00
728073	728620050007000	7,925	\$0.00	\$0.00
728014	728620010016000	7,330	\$0.00	\$0.00
728024	728620020007000	7,475	\$0.00	\$0.00
728029	728620030001000	9,947	\$0.00	\$0.00
728053	728620030025000	7,415	\$0.00	\$0.00
728072	728620050006000	7,585	\$0.00	\$0.00
728049	728620030021000	7,234	\$0.00	\$0.00
728006	728620010008000	7,370	\$0.00	\$0.00
728051	728620030023000	7,415	\$0.00	\$0.00
728001	728620010003000	9,004	\$0.00	\$0.00
728044	728620030016000	7,740	\$0.00	\$0.00
728005	728620010007000	7,359	\$0.00	\$0.00
728071	728620050005000	9,525	\$0.00	\$0.00
728016	728620010018000	7,347	\$0.00	\$0.00
728048	728620030020000	7,200	\$0.00	\$0.00
728035	728620030007000	7,461	\$0.00	\$0.00
728002	728620010004000	8,721	\$0.00	\$0.00

**Appendix G**  
**League City PID No. 2 (Victory Lakes) - Phase 7**  
**Assessment Roll Summary - 2023-24**

<b>Account Number (Short)</b>	<b>Account Number (Long)</b>	<b>Square Feet</b>	<b>Outstanding Assessments<sup>1</sup></b>	<b>Annual Installment - 2023-24<sup>1</sup></b>
728065	728620040010000	7,200	\$0.00	\$0.00
728052	728620030024000	7,415	\$0.00	\$0.00
728037	728620030009000	7,800	\$0.00	\$0.00
728074	728620050008000	8,995	\$0.00	\$0.00
728031	728620030003000	7,415	\$0.00	\$0.00
728034	728620030006000	7,461	\$0.00	\$0.00
728063	728620040008000	7,200	\$0.00	\$0.00
728038	728620030010000	7,800	\$0.00	\$0.00
<b>Total</b>		<b>807,567</b>	<b>\$0.00</b>	<b>\$0.00</b>

1 - According to the City, the Section 7 Authorized Improvement costs have been reimbursed in full, including any applicable interest and administrative costs. As a result, there are no additional Section 7 Assessments to collect from property owners.

**APPENDIX H**  
**PID ASSESSMENT NOTICE**

**Appendix H**

**Form of Homebuyer Disclosure**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF LEAGUE CITY, 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 League City, 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 League City Public Improvement District No. 2 (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.

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

## FILED AND RECORDED

Instrument Number: 2023048033

Recording Fee: 186.00

Number Of Pages: 42

Filing and Recording Date: 10/09/2023 9:13AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

**Dwight D. Sullivan**, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*