

**KAUFMAN  
PUBLIC IMPROVEMENT DISTRICT No. 1**

**CITY OF KAUFMAN, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/15/22 – 9/14/23)**

**AS APPROVED BY CITY COUNCIL ON:  
AUGUST 22, 2022**

**PREPARED BY:**

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

# **KAUFMAN**

## **PUBLIC IMPROVEMENT DISTRICT No. 1**

### **ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/22 – 9/14/23)**

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## ***I. INTRODUCTION AND DEFINED TERMS***

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### **A. INTRODUCTION**

The Kaufman Public Improvement District No. 1 (the “PID”) was created pursuant to the PID Act and a resolution of the City Council on November 13, 2018 to finance certain public improvement projects for the benefit of the property in the PID. The City approved the Phases #1A & Phase #1B Reimbursement Agreement in the aggregate amount of \$3,380,0000 (the Phase #1 Reimbursement Agreement”) pursuant to Resolution R-13-19 adopted by the City Council on August 5, 2019 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. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

An amended and restated Service and Assessment Plan (the “Amended and Restated Service and Assessment Plan”) was accepted and approved by the City Council on December 15, 2020, pursuant to Ordinance O-38-20 (the “Assessment Ordinance”), setting forth the plan for apportioning the costs of certain of the public improvement projects (the “Authorized Improvements”) to be assessed against properties in the PID and for payment of special assessments with respect thereto. This document is the annual update of the Amended and Restated Service and Assessment Plan for 2022-23 (the “Annual Service Plan Update”).

The City Council approved the City of Kaufman, Texas Special Assessment Revenue Bonds Series 2021 (Phases #1A-1B Project) (the “Phases #1A-1B Bonds”) in the aggregate principal amount of \$3,380,0000 pursuant to Ordinance No. O-01-21 adopted by the City Council on January 25, 2021 to finance the costs of the Authorized Improvements and replace the Phase #1 Reimbursement Agreement.

The City also adopted an assessment roll (the “Assessment Roll”) identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Amended and Restated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2022-23.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through 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 G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the 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.

## **B. DEFINITIONS**

Capitalized terms used herein shall have the meanings ascribed to them as follows:

**“Actual Cost(s)”** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized 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 Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise), (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 and miscellaneous expenses.

Actual Costs may 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.

**“Additional Interest”** means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

**“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 Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee’s reasonable fees and expenses relating to the Bonds, including reasonable fees, (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 Bonds. 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 indenture of trust relating to a series of Bonds or identified in any other 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 any applicable interest, as shown on the Assessment Roll attached hereto as Appendix F, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) the Prepayment and Delinquency Reserve described in Section V.F. of this Service and Assessment Plan.

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

**“Assessed Property”** means any property that benefits from the Authorized Improvements within the PID on which Assessments have been imposed as shown in the Assessment Roll, as the 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 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 amounts collected to pay Administrative Expenses and interest on all Assessments.

**“Assessment Ordinance”** means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

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

**“Assessment Roll”** or **“Assessment Rolls”** means collectively or separately, as applicable, the Assessment Roll included in this Service and Assessment Plan as Appendix F or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

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

**“Authorized Improvement Costs”** mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

**“Bonds”** mean any bonds issued in one or more series for financing the Authorized Improvements and secured in whole or in part by the Assessment Revenues.

**“Budgeted Cost(s)”** means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

**“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, which may be in segments or sections.

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

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

**“County”** means Kaufman County, Texas.

**“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.

**“Developer”** means GeorgeCity KF, Ltd, a Texas limited liability company and its successors and assigns.

**“Development Agreement”** means that certain GeorgeCity at Kings Fort Development Agreement relating to the PID executed by and between the Developer and the City effective November 13, 2018, as the same may be amended from time to time.

**“Equivalent Units”** mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix D attached hereto.

**“Future Phases”** means Phases that are fully developed after Phases #1A-1B as such areas are generally depicted in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

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

**“Homeowner Association Property”** or **“(HOA Property)”** means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a Homeowners’ Association established for the benefit of a group of homeowners or property owners within the PID.

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Kaufman 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 shown in Appendix D 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.

**“Lot Type 1”** means lots identified as such on the Assessment Roll, being lots with a lot width of 60 feet, which may be referred to as such in the applicable plat.



**“Lot Type 2”** means lots identified as such on the Assessment Roll, being lots with a lot width of 55 feet, which may be referred to as such in the applicable plat.

**“Lot Type 3”** means lots identified as such on the Assessment Roll, being lots with a lot width of 50 feet, which may be referred to as such in the applicable plat.

**“Maximum Assessment Per Unit”** means the following Maximum Assessment Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$30,114.04

Lot Type 2 - \$28,909.48

Lot Type 3 - \$26,801.50

**“Maximum TIRZ Credit Per Unit”** means the following Maximum TIRZ Credit Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$19,603

Lot Type 2 - \$18,819

Lot Type 3 - \$17,447

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider. 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 that 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.D.

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

**“Phase”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Phased PID Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

**“Phases #1A-1B”** means the initial Phases to be developed, identified as “Phase #1A” and “Phase #1B” generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix F.

**“Phases #1A-1B Assessed Property”** means all Parcels within Phases #1A-1B other than Non-Benefited Property and shown in the Phases #1A-1B Assessment Roll against which an Assessment relating to the Phases #1A-1B Improvements is levied.

**“Phases #1A-1B Assessment Revenues”** mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phases #1A-1B Assessed Property, or the Annual Installments thereof, for the Phases #1A-1B Improvements.

**“Phases #1A-1B Assessment Roll”** means the document included in this Service and Assessment Plan as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

**“Phases #1A-1B Bonds”** mean those certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2021 (Kaufman Public Improvement District No. 1 Phases #1A-1B Project) that may be secured primarily by Phases #1A-1B Assessment Revenues and issued by the City to finance the Phases #1A-1B Improvements and/or reimburse the Developer.

**“Phases #1A-1B Improvements”** mean the Authorized Improvements which only benefit Phases #1A-1B Assessed Property and are described in Section III.B.

**“Phases #1A-1B Reimbursement Agreement”** means that certain Kaufman Public Improvement District No. 1 Phases #1A-1B Reimbursement Agreement, dated August 5, 2019, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phases #1A-1B Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs of the Phases #1A-1B Improvements funded by the Developer with interest as permitted by the PID Act.

**“Phased PID Bonds”** mean bonds issued to fund Authorized Improvements (or a portion thereof) in one or more Phases. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

**“PID”** has the meaning set forth in Section I.A. of this 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.

**“Planned Development”** means the zoning classification established as PD – Planned Development-17 pursuant to Ordinance O-34-17 adopted by the City Council designating the zoning and development standards.

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

**“Public Property”** means property, right of way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of

Texas, Kaufman County, the City, a school district or any other public agency or political subdivision, whether in fee simple or through an exclusive use easement.

**“Service and Assessment Plan”** means this Amended and Restated Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

**“TIRZ No. 1”** means the Tax Increment Reinvestment Zone No. 1, City of Kaufman, Texas.

**“TIRZ Annual Credit Amount”** means, for each Parcel, such Parcel’s prorated amount of TIRZ Revenues calculated pursuant to Section VI.A. of this Service and Assessment Plan.

**“TIRZ Ordinance”** means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to certain public improvements as provided for in the Tax Increment Reinvestment Zone No. One Project Plan and Financing Plan (including amendments or supplements thereto).

**“TIRZ Revenues”** mean, for each year, the amounts paid by the City from the TIRZ No. tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section VI.A. of this Service and Assessment Plan.

**“Trust Indenture”** means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

**“Trustee”** means the fiscal agent or trustee as specified in a Trust Indenture, including a substitute fiscal agent or trustee.

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## II. UPDATE OF THE SERVICE PLAN

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

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Authorized Improvements were equal to \$3,380,000. According to the Developer, the current costs spent to date for the Authorized Improvements are \$3,870,522, and the updated budget remains unchanged from the initial total estimated costs.

The Phase #1A Authorized Improvements were completed and accepted by the City on January 20, 2020. According to the Developer's quarterly improvement implementation report for the period ending June 30, 2022, the Phase #1B Authorized Improvements were completed and accepted by the City on October 25, 2021.

Table II-A-1 below summarizes the updated sources and uses of funds required to construct the Authorized Improvements.

**Table II-A-1**  
**Updated Sources and Uses of Funds – Phases #1A-1B**

Sources of Funds	Initial Estimated Budget <sup>1</sup>	Actual Cost <sup>2</sup>	Variance
Assessments - Bond Par Amount	\$3,380,000	\$3,380,000	\$0
Other funding sources			
Bond Premium	\$23,864	\$23,864	\$0
Developer Contribution	\$601,628	\$1,733,774	\$1,132,146
<b>Total Sources</b>	<b>\$4,005,492</b>	<b>\$5,137,638</b>	<b>\$1,132,146</b>
<b>Uses of Funds</b>			
<i>Authorized Improvements</i>			
Road improvements	\$1,171,125	\$1,254,392	\$83,267
Water distribution system improvements	\$420,642	\$638,497	\$217,855
Sanitary sewer improvements	\$252,775	\$334,153	\$81,378
Storm drainage improvements	\$641,900	\$1,312,118	\$670,218
Screening and landscape improvements	\$14,400	\$14,750	\$350
Other soft and miscellaneous costs	\$879,158	\$958,236	\$79,078
<i>Subtotal Authorized Improvements</i>	<i>\$3,380,000</i>	<i>\$4,512,146</i>	<i>\$1,132,146</i>
Bond Issuance Costs	\$625,492	\$625,492	\$0
<b>Total Uses</b>	<b>\$4,005,492</b>	<b>\$5,137,638</b>	<b>\$1,132,146</b>

1 – According to the Amended and Restated Service and Assessment Plan.

2 – Actual costs include Phase #1A Authorized Improvement actual costs as reported in the 2021-22 Annual Service Plan Update and include Phase #1B Authorized Improvement actual costs as reported in the Developer's quarterly improvement implementation report for the period ending June 30, 2022.

### Authorized Improvement Cost Variances

According to Table II-A-1 above, there are Authorized Improvement cost increases of \$1,132,146. The increase in the Authorized Improvements' costs were funded solely by the Developer.

### **B. FIVE YEAR SERVICE PLAN**

A service plan must cover a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown in Table II-B-1 below.

**Table II-B-1**  
**Annual Projected Indebtedness & Projected Annual Installments**  
**2021-2028**

<b>Assessment Year Ending 09/15</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Projected Annual Installments<sup>1</sup></b>
2021-22	\$4,005,492	\$3,380,000	\$267,505
2023	\$0	\$0	\$208,993
2024	\$0	\$0	\$246,204
2025	\$0	\$0	\$244,353
2026	\$0	\$0	\$242,516
2027	\$0	\$0	\$250,692
2028	\$0	\$0	\$248,119
<b>Total</b>	<b>\$4,005,492</b>	<b>\$3,380,000</b>	<b>\$1,708,383</b>

1 - Projected Annual Installments for Assessment Years ending 2021-2023 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2024-2028 do not include applicable investment income credits and TIRZ Credits, if any, and will be updated in future Annual Service Plan Updates.

### **C. ANNUAL BUDGET – LOTS TRIGGERED IN 2020-21**

#### Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #1A-1B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #1A-1B shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A- 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two

years from the date of the levy of Assessments on the Phases #1A-1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A-1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

According to the City, building permits for twenty-five (25) Phases #1A & 1B Lots have been issued as of August 12, 2020. As a result, condition (i) has been satisfied for the respective twenty-five (25) Lots, and the first Annual Installment were due no later than January 31, 2021 for each Lot, of which twenty-seven (27) Annual Installments remain outstanding.

Table II-C-1 below shows the amount of outstanding Assessments as of September 15, 2022 applicable to the twenty-five (25) Lots that were triggered for collection in 2020-21.

**Table II-C-1**  
**Outstanding Assessments on Lots with Building Permits**  
**as of August 12, 2020 (2020-21 Trigger)**

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units	Total Outstanding Assessment per Lot Type	Total Outstanding Assessments
Lot Type 3 (50 Ft Lot)	25	0.89	22.25	\$26,200.00	\$655,000.00
<b>Total Equivalent Units</b>	<b>25</b>		<b>22.25</b>		

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #1A-1B Bonds commencing with the issuance of the Phases #1A-1B Bonds. The effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 is 3.61 percent per annum for 2022-23. 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 interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 is (3.61 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the incremental taxes available to the PID (the “TIRZ Credit”), 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 proportionately allocated to each Lot will be paid on the Phases #1A-1B 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.

Annual Installments to be Collected for 2022-23 for Lots Triggered in 2020-21

The budget for Lots Triggered in 2020-21 will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-C-2 below.

**Table II-C-2**  
**Budget for the Annual Installments**  
**to be collected for 2022-23**

<b>Descriptions</b>	<b>Total</b>
Interest payment on March 15, 2023	\$11,809
Interest payment on September 15, 2023	\$11,809
Principal payment on September 15, 2023	\$15,000
<i>Subtotal debt service on bonds</i>	<i>\$38,619</i>
Administrative Expenses	\$6,000
Excess Interest for Reserves	\$3,275
<i>Subtotal Expenses</i>	<i>\$47,894</i>
Available TIRZ Credit	(\$14,152)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$14,152)</i>
<b>Annual Installments</b>	<b>\$33,742</b>

Debt Service Payments

Annual Installments to be collected from Lots Triggered in 2020-21 for principal and interest include interest due on March 15, 2023 in the amount of \$11,809 and on September 15, 2023 in the amount of \$11,809, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$655,000 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 of 3.61 percent. Annual Installments to be collected include a principal amount of \$15,000 due on September 15, 2023. As a result, total principal and interest due from Lots Triggered in 2020-21 for 2022-23 is estimated to be equal to \$38,619.

### Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-C-3 below, the total administrative expenses to be proportionally collected from the twenty-five (25) Lots triggered for 2022-23 are estimated to be \$6,000.

**Table II-C-3**  
**Administrative Budget Breakdown**

Description	2022-23
	Estimated Budget (9/15/22-9/14/23)
City	\$600
Administrator	\$3,600
Trustee	\$600
Dissemination Agent	\$700
Auditor	\$0
Contingency	\$500
<b>Total</b>	<b>\$6,000</b>

### Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2021 in the total amount of \$38,138 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2020-21. Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent  $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$  of \$0.368 per \$100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2022-23 Annual Installments collectively are \$14,152. For additional TIRZ Credit information for Lots Triggered in 2020-21 refer to Appendix B-2 and Appendix B-3. For additional information regarding excess TIRZ Revenues refer to Appendix D.

Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, after the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an off-set to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Phases #1A-1B Bonds or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be



applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

As described above, the total amount TIRZ increments collected in tax year 2021 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2020-21 was \$38,138 and the maximum total amount of TIRZ increments applicable to offset 2022-23 Annual Installments is \$14,152. As a result, \$23,986 in excess TIRZ Credit amounts will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the appropriate amount of Phases #1A-1B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2023.

#### Available Reserve Fund Income

As of the July 31, 2022, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2022-23 Annual Installment.

#### Available Capitalized Interest Account

As of July 31, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2022-23.

#### Available Administrative Expense Account

As of the July 31, 2022, the balance in the Administrative Account was \$31,086. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2022-23 Annual Installment.

### **D. ANNUAL INSTALLMENT PER LOT TYPE – LOTS TRIGGERED IN 2020-21**

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A-1B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 125 units representing 112.24 total Equivalent Units are anticipated to be built within Phase #1A-1B of the PID. As a result of the City issuing a building permit, there were twenty-five (25) Lots representing 22.25 Equivalent Units that were triggered in 2020-21.

Accordingly, the net principal and interest portion of Annual Installment to be collected from Lots Triggered in 2020-21 will be \$1,882.87  $(\$38,619 + \$3,275 = \$41,894 \div 22.25 = \$1,882.87)$  and the net Administrative Expenses to be collected from each unit will be \$269.66 (i.e.  $(\$6,000 \div 22.25 = \$269.66)$ ). As a result, the total gross Annual Installment to be collected from each unit within the PID will be \$2,152.53 (i.e.  $\$1,905.67 + \$269.66 = \$2,152.53$ ). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment

for each unit of \$2,152.53 by the total estimated units for each Parcel in the PID, less the applicable TIRZ Credit, if any, as shown in Appendix B-1.

The Annual Installment due to be collected from the Lots Triggered in 2020-21 for 2022-23 is shown in Table II-D-1 below.

**Table II-D-1**  
**Annual Installment Per Unit**

<b>Type</b>	<b>Annual Installment</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment per Equivalent Unit</b>
Lot Type 3 (50 Ft Lot)	\$2,152.53	0.89	\$1,915.75

1 – The Annual Installment per unit amount does not include applicable TIRZ Credits, if any.

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

#### **E. ANNUAL BUDGET – LOTS TRIGGERED IN 2021-22**

##### **Annual Installments**

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal following the issuance of the Phases #1A-1B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #1A-1B shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A- 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phases #1A-1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A-1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

The City Council approved the Phases #1A-1B Bonds in the aggregate principal amount of \$3,380,0000 on January 25, 2021. As a result, condition (ii) has been satisfied for the remaining one hundred (100) Lots, and the first Annual Installment will be due no later than January 31, 2022 for each Lot, of which twenty-eight (28) Annual Installments remain outstanding.

Table II-E-1 on the following page shows the amount of outstanding Assessments applicable to the one hundred (100) Lots that were triggered for collection in 2021-22.

**Table II-E-1**  
**Assessments on Lots (2021-22 Trigger)**

<b>Lot Type</b>	<b>No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>	<b>Assessment per Unit</b>	<b>Total Assessments</b>
Lot Type 1 (60 Ft Lot)	2	1.00	2.00	\$29,447.72	\$58,895.43
Lot Type 2 (55 Ft Lot)	11	0.96	10.56	\$28,269.81	\$310,967.89
Lot Type 3 (50 Ft Lot)	87	0.89	77.43	\$26,208.47	\$2,280,136.68
<b>Total Equivalent Units</b>	<b>100</b>		<b>89.99</b>		<b>\$2,650,000.00</b>

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #1A-1B Bonds commencing with the issuance of the Phases #1A-1B Bonds. The effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.62 percent per annum for 2022-23. 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 of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 (3.62 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 2022 and will be delinquent on February 1, 2023.

Pursuant to the Amended and Restated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2022-23 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Amended and Restated Service and Assessment Plan, such as the incremental taxes available to the PID (the “TIRZ Credit”), capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

*Annual Budgets for the Repayment of Indebtedness*

Debt service proportionately allocated to each Lot will be paid on the Phases #1A-1B 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.

*Annual Installments to be Collected for 2022-23 for Lots Triggered in 2021-22*

The budget for Lots Triggered in 2021-22 will be paid from the collection of Annual Installments collected for 2022-23 as shown in Table II-E-2 on the following page.

**Table II-E-2**  
**Budget for the Annual Installments**  
**to be collected for 2022-23**

<b>Descriptions</b>	<b>Total</b>
Interest payment on March 15, 2023	\$47,966
Interest payment on September 15, 2023	\$47,966
Principal payment on September 15, 2023	\$60,000
<i>Subtotal debt service on bonds</i>	<i>\$155,931</i>
Administrative Expenses	\$24,000
Excess Interest for Reserves	\$13,250
<i>Subtotal Expenses</i>	<i>\$193,181</i>
Available TIRZ Credit	(\$17,930)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$17,930)</i>
<b>Annual Installments</b>	<b>\$175,251</b>

*Debt Service Payments*

Annual Installments to be collected from Lots Triggered in 2021-22 for principal and interest include interest due on March 15, 2023 in the amount of \$47,966 and on September 15, 2023 in the amount of \$47,966, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$2,650,000 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.62 percent. Annual Installments to be collected include a principal amount of \$60,000 due on September 15, 2023. As a result, total principal and interest due from Lots Triggered in 2021-22 for principal and interest in 2022-23 is estimated to be equal to \$155,931.

*Administrative Expenses*

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-E-3 on the following page, the total administrative expenses to be proportionally collected from the one hundred (100) Lots triggered for 2022-23 are estimated to be \$24,000.

**Table II-E-3**  
**Administrative Budget Breakdown**

Description	2022-23 Estimated Budget (9/15/22-9/14/23)
City	\$2,400
Administrator	\$14,400
Trustee	2,400
Dissemination Agent	2,800
Auditor	0
Contingency	\$2,000
<b>Total</b>	<b>\$24,000</b>

*Available TIRZ Credit*

According to the City, there have been TIRZ increments collected in tax year 2021 in the total amount of \$21,248 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2021-22. Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Parcel exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent [(Annual Installment - TIRZ Annual Credit Amount) ÷ assessed value] of \$0.368 per \$100 of assessed value.

As a result, the City and Kaufman County TIRZ Credits available to offset 2022-23 Annual Installments collectively are \$17,930. For additional TIRZ Credit information for Lots Triggered in 2021-22 refer to Appendix C-2 and Appendix C-3. For additional information regarding excess TIRZ Revenues refer to Appendix D.

Pursuant to Section VI.A. of the Amended and Restated Service and Assessment Plan, after the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an off-set to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Phases #1A-1B Bonds or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

As described above, the total amount TIRZ increments collected in tax year 2021 that are available to be used as TIRZ Credit in 2022-23 for the respective Lots Triggered in 2020-21 was \$21,248 and the maximum total amount of TIRZ increments applicable to offset 2022-23 Annual Installments is \$17,930. As a result, \$3,318 in excess TIRZ Credit amounts will be used to prepay a portion of the Assessments on the respective Parcels generating the excess TIRZ Credit and the

appropriate amount of Phases #1A-1B Bonds related to such Assessment prepayments will be redeemed pursuant to the extraordinary redemption provisions of the applicable Trust Indenture on or before September 15, 2023.

#### Available Reserve Fund Income

As of the July 31, 2022, there is not a significant excess balance in the Reserve Fund above the Bond Reserve Requirement. As a result, there is no excess reserve fund income available to reduce the 2022-23 Annual Installment.

#### Available Capitalized Interest Account

As of July 31, 2022, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2022-23.

#### Available Administrative Expense Account

As of the July 31, 2022, the balance in the Administrative Account was \$31,086. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2023. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2022-23 Annual Installment.

### **F. ANNUAL INSTALLMENT PER LOT TYPE – LOTS TRIGGERED IN 2021-22**

According to the Amended and Restated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A-1B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 125 units representing 112.24 total Equivalent Units are anticipated to be built within Phase #1A-1B of the PID. As a result of the Phases #1A-1B Bonds' issuance, there are one hundred (100) Lots representing 89.99 Equivalent Units that are being triggered for collection in 2021-22.

Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$1,880.00 ( $[\$155,931 + \$13,250 = \$169,181] \div 89.99 = \$1,880.00$ ) and the net Administrative Expenses to be collected from each unit will be \$266.70 (i.e.  $(\$24,000 \div 89.99 = \$266.70)$ ). As a result, the total gross Annual Installment to be collected from each unit within the PID will be \$2,146.70 (i.e.  $\$1,880.00 + \$266.70 = \$2,146.70$ ). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each unit of \$2,146.70 by the total estimated units for each Parcel in the PID, less the applicable TIRZ Credit, if any, as shown in Appendix C-1.

The Annual Installment due to be collected from the applicable one hundred (100) Lots for each Land Use Class in the PID for 2022-23 is shown in Table II-F-1 on the following page.

**Table II-F-1**  
**Annual Installment Per Unit**

Type	Annual Installment	Equivalent Unit Factor	Annual Installment per Equivalent Unit
Lot Type 1 (60 Ft Lot)	\$2,146.70	1.00	\$2,146.70
Lot Type 2 (55 Ft Lot)	\$2,146.70	0.96	\$2,060.83
Lot Type 3 (50 Ft Lot)	\$2,146.70	0.89	\$1,910.56

1 – The Annual Installment per unit amount does not include applicable TIRZ Credits, if any.

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

#### **G. BOND REDEMPTION RELATED UPDATES**

The Phases #1A-1B Bonds were issued in January 2021. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem Bonds maturing on or after September 15, 2041 in whole or any part, before their respective scheduled maturity dates, on **September 15, 2031**, or on any date thereafter such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption as shown in the Indenture of Trust.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds do not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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

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The Amended and Restated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement Costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

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

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

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

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

The Assessment Roll Summary is shown in Appendix B-1. Each parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each parcel. Assessments are to be reallocated for the subdivision of any parcels.

### **A. PARCEL UPDATES**

According to the 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 estimated number of units to be built on each newly subdivided Parcel  
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the 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.

According to the Kaufman County Appraisal District (“KCAD”) and the Developer, a final plat for Phase #1A was filed and recorded on February 27, 2019. As a result, fifty-nine (59) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2019.

According to the KCAD and the Developer, a final plat for Phase #1B was filed and recorded on April 14, 2021. As a result, sixty-six (66) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2022.

Table IV-A-1 below shows a summary of the Phase #1A-1B Assessment allocation prior to and after the subdivision for sixty-six (66) Phase #1B lots.

**Table IV-A-1**  
**Phase #1A-1B Assessment Reallocation**  
**Prior to & After Subdivision of Phase #1B Lots**

Prior to Subdivision				After Subdivision				
Parcel	Projected Number of Equivalent Units	Projected Number of Units	PID Special Assessments	Parcel	Projected Number of Equivalent Units	Projected Number of Units	PID Assessments	PID Assessments per Unit
5239, 5240	59.73	66	\$1,758,912	Various (60' Lots)	2.00	2	\$58,895	\$29,448
				Various (55' Lots)	10.56	11	\$310,968	\$28,270
				Various (50' Lots)	47.17	53	\$1,389,049	\$26,208
<b>Total</b>	<b>59.73</b>	<b>66</b>	<b>\$1,758,912</b>		<b>59.73</b>	<b>66</b>	<b>\$1,758,912</b>	

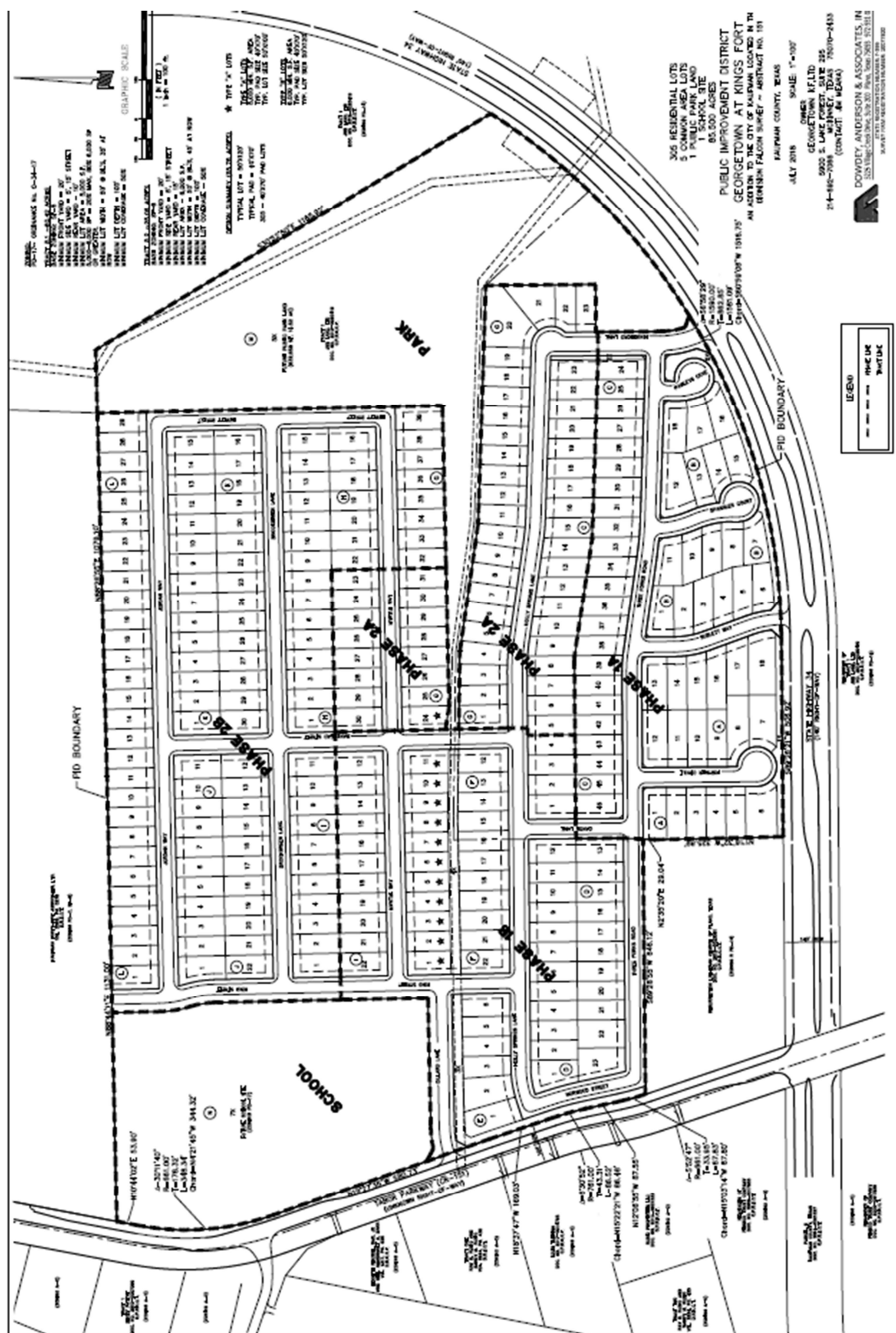
## **B. PREPAYMENT OF ASSESSMENTS**

There have been no Assessment prepayments as of July 31, 2022. See Appendix E of this report for additional prepayment related information.

The complete Assessment Roll is available for review at the City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142.

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



**APPENDIX B-1**

**2022-23 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2020-21**

**Kaufman Public Improvement District No. 1**  
**Phase #1A-1B Assessment Roll - 2022-23**  
*Lots Triggered for Collection in 2020-21*

Parcel	Lot Size	No. of Units	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
202756	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$375.30)	\$1,540.45
202759	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$362.81)	\$1,552.95
202761	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202762	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$703.20)	\$1,212.55
202763	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202764	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202765	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$585.22)	\$1,330.53
202766	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$776.50)	\$1,139.25
202767	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$380.94)	\$1,534.81
202768	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$508.65)	\$1,407.10
202773	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$388.06)	\$1,527.69
202777	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$489.45)	\$1,426.30
202780	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$757.61)	\$1,158.14
202782	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$632.59)	\$1,283.16
202788	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$748.82)	\$1,166.93
202791	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$389.08)	\$1,526.67
202794	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$494.42)	\$1,421.33
202795	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$708.87)	\$1,206.88
202796	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$509.70)	\$1,406.05
202797	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$634.86)	\$1,280.89
202798	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$757.61)	\$1,158.14
202799	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$694.94)	\$1,220.81
202800	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$456.88)	\$1,458.87
202801	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$703.20)	\$1,212.55
202803	50	1	0.89	\$26,200	\$600.00	\$944.75	\$131.00	\$240.00	(\$567.17)	\$1,348.58
<b>Total</b>		<b>25</b>	<b>22.25</b>	<b>\$655,000</b>	<b>\$15,000.00</b>	<b>\$23,618.76</b>	<b>\$3,275.00</b>	<b>\$6,000.00</b>	<b>(\$14,151.84)</b>	<b>\$33,741.92</b>

**APPENDIX B-2**  
**2022-23 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS  
TRIGGERED IN 2020-21**

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit CAP Calculation - 2022-23**  
**Lots Triggered for Collection in 2020-21**

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP <sup>1</sup>	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED <sup>2</sup>	2022-23 MAXIMUM TIRZ CREDIT (b) <sup>3</sup>	2022-23 NET ANNUAL INSTALLMENT (a + b)
202756	\$418,601.00	\$0.3680	\$1,540.45	\$1,915.75	(\$1,746.80)	(\$375.30)	\$1,540.45
202759	\$421,996.00	\$0.3680	\$1,552.95	\$1,915.75	(\$1,761.49)	(\$362.81)	\$1,552.95
202761	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202762	\$329,498.00	\$0.3680	\$1,212.55	\$1,915.75	(\$1,395.59)	(\$703.20)	\$1,212.55
202763	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202764	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202765	\$361,556.00	\$0.3680	\$1,330.53	\$1,915.75	(\$1,494.01)	(\$585.22)	\$1,330.53
202766	\$309,578.00	\$0.3680	\$1,139.25	\$1,915.75	(\$1,294.23)	(\$776.50)	\$1,139.25
202767	\$417,067.00	\$0.3680	\$1,534.81	\$1,915.75	(\$1,741.89)	(\$380.94)	\$1,534.81
202768	\$382,363.00	\$0.3680	\$1,407.10	\$1,915.75	(\$1,627.75)	(\$508.65)	\$1,407.10
202773	\$415,132.00	\$0.3680	\$1,527.69	\$1,915.75	(\$1,203.42)	(\$388.06)	\$1,527.69
202777	\$387,582.00	\$0.3680	\$1,426.30	\$1,915.75	(\$1,619.64)	(\$489.45)	\$1,426.30
202780	\$314,712.00	\$0.3680	\$1,158.14	\$1,915.75	(\$1,326.06)	(\$757.61)	\$1,158.14
202782	\$348,685.00	\$0.3680	\$1,283.16	\$1,915.75	(\$1,474.56)	(\$632.59)	\$1,283.16
202788	\$317,101.00	\$0.3680	\$1,166.93	\$1,915.75	(\$1,451.37)	(\$748.82)	\$1,166.93
202791	\$414,856.00	\$0.3680	\$1,526.67	\$1,915.75	(\$1,730.99)	(\$389.08)	\$1,526.67
202792	COMMON AREA	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	COMMON AREA	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	\$386,232.00	\$0.3680	\$1,421.33	\$1,915.75	(\$1,741.81)	(\$494.42)	\$1,421.33
202795	\$327,956.00	\$0.3680	\$1,206.88	\$1,915.75	(\$1,378.63)	(\$708.87)	\$1,206.88
202796	\$382,079.00	\$0.3680	\$1,406.05	\$1,915.75	(\$1,602.30)	(\$509.70)	\$1,406.05
202797	\$348,067.00	\$0.3680	\$1,280.89	\$1,915.75	(\$1,459.95)	(\$634.86)	\$1,280.89
202798	\$314,712.00	\$0.3680	\$1,158.14	\$1,915.75	(\$1,315.58)	(\$757.61)	\$1,158.14
202799	\$331,743.00	\$0.3680	\$1,220.81	\$1,915.75	(\$1,314.33)	(\$694.94)	\$1,220.81
202800	\$396,433.00	\$0.3680	\$1,458.87	\$1,915.75	(\$1,655.80)	(\$456.88)	\$1,458.87
202801	\$329,498.00	\$0.3680	\$1,212.55	\$1,915.75	(\$1,395.59)	(\$703.20)	\$1,212.55
202803	\$366,463.00	\$0.3680	\$1,348.58	\$1,915.75	(\$1,522.56)	(\$567.17)	\$1,348.58
202817	COMMON AREA	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$9,168,999.00</b>						

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.



**APPENDIX B-3**

**2022-23 TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2020-21**

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation - 2022-23**  
**Lots Triggered for Collection in 2020-21**

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit <sup>1</sup>
202756	\$39.85	\$332,501.00	\$0.00493172	\$1,639.61	\$39.85	\$332,501.00	\$0.00311068	\$1,034.18	\$1,229.70	\$517.09	(\$1,746.80)	(\$375.30)
202759	\$39.85	\$335,297.00	\$0.00493172	\$1,653.40	\$39.85	\$335,297.00	\$0.00311068	\$1,042.88	\$1,240.05	\$521.44	(\$1,761.49)	(\$362.81)
202761	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202762	\$39.85	\$265,657.00	\$0.00493172	\$1,309.95	\$39.85	\$265,657.00	\$0.00311068	\$826.25	\$982.46	\$413.12	(\$1,395.59)	(\$703.20)
202763	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202764	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202765	\$39.85	\$284,389.00	\$0.00493172	\$1,402.33	\$39.85	\$284,389.00	\$0.00311068	\$884.52	\$1,051.75	\$442.26	(\$1,494.01)	(\$585.22)
202766	\$39.85	\$246,365.00	\$0.00493172	\$1,214.81	\$39.85	\$246,365.00	\$0.00311068	\$766.24	\$911.11	\$383.12	(\$1,294.23)	(\$776.50)
202767	\$39.85	\$331,568.00	\$0.00493172	\$1,635.01	\$39.85	\$331,568.00	\$0.00311068	\$1,031.28	\$1,226.25	\$515.64	(\$1,741.89)	(\$380.94)
202768	\$39.85	\$309,844.00	\$0.00493172	\$1,527.87	\$39.85	\$309,844.00	\$0.00311068	\$963.70	\$1,145.90	\$481.85	(\$1,627.75)	(\$508.65)
202773	\$39.85	\$229,083.00	\$0.00493172	\$1,129.58	\$39.85	\$229,083.00	\$0.00311068	\$712.48	\$847.18	\$356.24	(\$1,203.42)	(\$388.06)
202777	\$39.85	\$308,300.00	\$0.00493172	\$1,520.25	\$39.85	\$308,300.00	\$0.00311068	\$958.90	\$1,140.19	\$479.45	(\$1,619.64)	(\$489.45)
202780	\$39.85	\$252,424.00	\$0.00493172	\$1,244.69	\$39.85	\$252,424.00	\$0.00311068	\$785.09	\$933.52	\$392.54	(\$1,326.06)	(\$757.61)
202782	\$39.85	\$280,688.00	\$0.00493172	\$1,384.08	\$39.85	\$280,688.00	\$0.00311068	\$873.01	\$1,038.06	\$436.50	(\$1,474.56)	(\$632.59)
202788	\$39.85	\$276,274.00	\$0.00493172	\$1,362.31	\$39.85	\$276,274.00	\$0.00311068	\$859.28	\$1,021.73	\$429.64	(\$1,451.37)	(\$748.82)
202791	\$39.85	\$329,493.00	\$0.00493172	\$1,624.77	\$39.85	\$329,493.00	\$0.00311068	\$1,024.82	\$1,218.58	\$512.41	(\$1,730.99)	(\$389.08)
202792	COMMON AREA	\$500.00	\$0.00493172	\$0.00	COMMON AREA	\$500.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	COMMON AREA	\$500.00	\$0.00493172	\$0.00	COMMON AREA	\$500.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	\$39.85	\$331,553.00	\$0.00493172	\$1,634.93	\$39.85	\$331,553.00	\$0.00311068	\$1,031.23	\$1,226.20	\$515.62	(\$1,741.81)	(\$494.42)
202795	\$39.85	\$262,430.00	\$0.00493172	\$1,294.04	\$39.85	\$262,430.00	\$0.00311068	\$816.21	\$970.53	\$408.11	(\$1,378.63)	(\$708.87)
202796	\$39.85	\$305,000.00	\$0.00493172	\$1,503.98	\$39.85	\$305,000.00	\$0.00311068	\$948.63	\$1,127.98	\$474.32	(\$1,602.30)	(\$509.70)
202797	\$39.85	\$277,907.00	\$0.00493172	\$1,370.36	\$39.85	\$277,907.00	\$0.00311068	\$864.36	\$1,027.77	\$432.18	(\$1,459.95)	(\$634.86)
202798	\$39.85	\$250,429.00	\$0.00493172	\$1,234.85	\$39.85	\$250,429.00	\$0.00311068	\$778.88	\$926.14	\$389.44	(\$1,315.58)	(\$757.61)
202799	\$39.85	\$250,192.00	\$0.00493172	\$1,233.68	\$39.85	\$250,192.00	\$0.00311068	\$778.14	\$925.26	\$389.07	(\$1,314.33)	(\$694.94)
202800	\$39.85	\$315,183.00	\$0.00493172	\$1,554.20	\$39.85	\$315,183.00	\$0.00311068	\$980.31	\$1,165.65	\$490.15	(\$1,655.80)	(\$456.88)
202801	\$39.85	\$265,657.00	\$0.00493172	\$1,309.95	\$39.85	\$265,657.00	\$0.00311068	\$826.25	\$982.46	\$413.12	(\$1,395.59)	(\$703.20)
202803	\$39.85	\$289,824.00	\$0.00493172	\$1,429.14	\$39.85	\$289,824.00	\$0.00311068	\$901.43	\$1,071.85	\$450.71	(\$1,522.56)	(\$567.17)
202817	COMMON AREA	\$500.00	\$0.00493172	\$0.00	COMMON AREA	\$500.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$996.18</b>	<b>\$7,261,090.00</b>		<b>\$35,797.38</b>	<b>\$996.18</b>	<b>\$7,261,090.00</b>		<b>\$22,579.16</b>	<b>\$26,848.04</b>	<b>\$11,289.58</b>	<b>(\$38,137.62)</b>	<b>(\$14,151.84)</b>

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

**APPENDIX C-1**

**2022-23 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2021-22**

**Kaufman Public Improvement District No. 1**  
**Phase #1A-1B Assessment Roll - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Parcel	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
202757	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202758	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202760	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202769	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202770	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202771	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202772	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$449.38)	\$1,461.18
202774	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202775	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202776	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202778	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$568.07)	\$1,342.49
202779	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$288.77)	\$1,621.79
202781	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$288.77)	\$1,621.79
202783	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202784	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202785	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$440.15)	\$1,470.41
202786	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
221863									
202787	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$106.11)	\$1,804.45
202789	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202790	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202802	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$568.07)	\$1,342.49
215113									
202804	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202805	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202806	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202807	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202808	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202809	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202810	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202811	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$385.00)	\$1,525.56
202812	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202813	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202814	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202815	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
202816	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$187.63)	\$1,722.93
218048	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218049	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218050	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218051	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218052	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218053	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218054	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19

**Kaufman Public Improvement District No. 1**  
**Phase #1A-1B Assessment Roll - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Parcel	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
218055	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218056	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218057	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218058	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218059	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218060	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218061	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218062	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218063	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218064	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218065	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218066	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218067	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218068	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218069	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218070	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218071	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218072	60	1.00	\$29,448	\$666.74	\$1,066.02	\$147.24	\$266.70	(\$166.71)	\$1,979.98
218073	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218074	60	1.00	\$29,448	\$666.74	\$1,066.02	\$147.24	\$266.70	(\$166.71)	\$1,979.98
218075	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218076	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218077	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218078	55	0.96	\$28,270	\$640.07	\$1,023.38	\$141.35	\$256.03	(\$160.05)	\$1,900.78
218079	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218080	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218081	Common Area	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218083	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218084	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218085	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218086	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218087	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218088	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218089	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218090	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218091	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218092	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218093	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218094	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218095	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218096	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218097	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19

**Kaufman Public Improvement District No. 1**  
**Phase #1A-1B Assessment Roll - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Parcel	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2022-23 Annual Installments
218098	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218099	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218100	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218101	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218102	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218103	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218104	Common Area	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218106	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218107	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218108	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218109	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218110	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218111	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218112	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218113	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218114	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
218115	50	0.89	\$26,208	\$593.40	\$948.76	\$131.04	\$237.36	(\$148.38)	\$1,762.19
<b>Total</b>		<b>89.99</b>	<b>\$2,650,000</b>	<b>\$60,000.00</b>	<b>\$95,931.26</b>	<b>\$13,250.00</b>	<b>\$24,000.00</b>	<b>(\$17,930.40)</b>	<b>\$175,250.86</b>

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records and do not represent a new Lot Size.

**APPENDIX C-2**  
**2022-23 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS  
TRIGGERED IN 2021-22**

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit CAP Calculation - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP <sup>1</sup>	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED <sup>2</sup>	2022-23 MAXIMUM TIRZ CREDIT (b) <sup>3</sup>	2022-23 NET ANNUAL INSTALLMENT (a + b)
202757	\$330,435.00	\$0.3680	\$1,216.00	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202758	\$317,056.00	\$0.3680	\$1,166.77	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202760	\$309,112.00	\$0.3680	\$1,137.53	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202769	\$398,137.00	\$0.3680	\$1,465.14	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202770	\$165,701.00	\$0.3680	\$609.78	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202771	\$436,267.00	\$0.3680	\$1,605.46	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202772	\$397,060.00	\$0.3680	\$1,461.18	\$1,910.56	(\$932.75)	(\$449.38)	\$1,461.18
202774	\$186,611.00	\$0.3680	\$686.73	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202775	\$342,126.00	\$0.3680	\$1,259.02	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202776	\$348,496.00	\$0.3680	\$1,282.47	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202778	\$364,806.00	\$0.3680	\$1,342.49	\$1,910.56	(\$1,208.01)	(\$568.07)	\$1,342.49
202779	\$308,530.00	\$0.3680	\$1,135.39	\$1,910.56	(\$288.77)	(\$288.77)	\$1,621.79
202781	\$388,153.00	\$0.3680	\$1,428.40	\$1,910.56	(\$288.77)	(\$288.77)	\$1,621.79
202783	\$373,136.00	\$0.3680	\$1,373.14	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202784	\$435,373.00	\$0.3680	\$1,602.17	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202785	\$399,569.00	\$0.3680	\$1,470.41	\$1,910.56	(\$1,255.47)	(\$440.15)	\$1,470.41
202786	\$77,252.00	\$0.3680	\$284.29	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
221863	\$77,252.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202787	\$348,067.00	\$0.3680	\$1,280.89	\$1,910.56	(\$106.11)	(\$106.11)	\$1,804.45
202789	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202790	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202802	\$364,806.00	\$0.3680	\$1,342.49	\$1,910.56	(\$604.01)	(\$568.07)	\$1,342.49
215113		\$0.3680	\$0.00	\$0.00	(\$564.60)	\$0.00	\$0.00
202804	\$369,958.00	\$0.3680	\$1,361.45	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202805	\$328,683.00	\$0.3680	\$1,209.55	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202806	\$340,000.00	\$0.3680	\$1,251.20	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202807	\$369,164.00	\$0.3680	\$1,358.52	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202808	\$369,968.00	\$0.3680	\$1,361.48	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202809	\$369,060.00	\$0.3680	\$1,358.14	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202810	\$355,499.00	\$0.3680	\$1,308.24	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202811	\$414,554.00	\$0.3680	\$1,525.56	\$1,910.56	(\$1,163.81)	(\$385.00)	\$1,525.56
202812	\$335,000.00	\$0.3680	\$1,232.80	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202813	\$311,860.00	\$0.3680	\$1,147.64	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202814	\$339,377.00	\$0.3680	\$1,248.91	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202815	\$369,067.00	\$0.3680	\$1,358.17	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
202816	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$187.63)	(\$187.63)	\$1,722.93
218048	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218049	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218050	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218051	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218052	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218053	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218054	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218055	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218056	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218057	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218058	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218059	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218060	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218061	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218062	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218063	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19



**Kaufman Public Improvement District No. 1**  
**TIRZ Credit CAP Calculation - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP <sup>1</sup>	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED <sup>2</sup>	2022-23 MAXIMUM TIRZ CREDIT (b) <sup>3</sup>	2022-23 NET ANNUAL INSTALLMENT (a + b)
218064	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218065	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218066	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218067	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218068	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218069	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218070	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218071	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218072	\$59,500.00	\$0.3680	\$218.96	\$2,146.70	(\$166.71)	(\$166.71)	\$1,979.98
218073	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218074	\$59,500.00	\$0.3680	\$218.96	\$2,146.70	(\$166.71)	(\$166.71)	\$1,979.98
218075	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218076	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218077	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218078	\$59,500.00	\$0.3680	\$218.96	\$2,060.83	(\$160.05)	(\$160.05)	\$1,900.78
218079	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218080	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218081	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218083	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218084	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218085	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218086	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218087	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218088	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218089	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218090	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218091	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218092	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218093	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218094	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218095	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218096	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218097	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218098	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218099	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218100	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218101	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218102	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218103	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218104	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218106	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218107	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218108	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218109	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218110	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218111	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218112	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218113	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218114	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19
218115	\$59,500.00	\$0.3680	\$218.96	\$1,910.56	(\$148.38)	(\$148.38)	\$1,762.19

Kaufman Public Improvement District No. 1  
TIRZ Credit CAP Calculation - 2022-23  
Lots Triggered for Collection in 2021-22

Parcel	2022 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP <sup>1</sup>	2022-23 MINIMUM ANNUAL INSTALLMENTS	GROSS 2022-23 ANNUAL INSTALLMENTS (a)	2022-23 TIRZ CREDIT GENERATED <sup>2</sup>	2022-23 MAXIMUM TIRZ CREDIT (b) <sup>3</sup>	2022-23 NET ANNUAL INSTALLMENT (a + b)
<b>Total</b>	<b>\$14,746,635.00</b>		<b>\$53,979.65</b>	<b>\$193,181.26</b>	<b>(\$21,248.36)</b>	<b>(\$17,930.40)</b>	<b>\$175,250.86</b>

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

**APPENDIX C-3**

**2022-23 - TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2021-22**

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit <sup>1</sup>
202757	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202758	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202760	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202769	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202770	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202771	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202772	\$39.85	\$177,566.00	\$0.00493172	\$875.51	\$39.85	\$177,566.00	\$0.00311068	\$552.23	\$656.63	\$276.11	(\$932.75)	(\$449.38)
202774	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202775	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202776	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202778	\$39.85	\$229,956.00	\$0.00493172	\$1,133.88	\$39.85	\$229,956.00	\$0.00311068	\$715.20	\$850.41	\$357.60	(\$1,208.01)	(\$568.07)
202779	\$39.85	\$55,000.00	\$0.00493172	\$271.05	\$39.85	\$55,000.00	\$0.00311068	\$170.96	\$203.29	\$85.48	(\$288.77)	(\$288.77)
202781	\$39.85	\$55,000.00	\$0.00493172	\$271.05	\$39.85	\$55,000.00	\$0.00311068	\$170.96	\$203.29	\$85.48	(\$288.77)	(\$288.77)
202783	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202784	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202785	\$39.85	\$238,988.00	\$0.00493172	\$1,178.43	\$39.85	\$238,988.00	\$0.00311068	\$743.29	\$883.82	\$371.65	(\$1,255.47)	(\$440.15)
202786	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
221863												
202787	\$39.85	\$20,236.00	\$0.00493172	\$99.60	\$39.85	\$20,236.00	\$0.00311068	\$62.82	\$74.70	\$31.41	(\$106.11)	(\$106.11)
202789	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202790	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202802	\$19.92	\$114,978.00	\$0.00493172	\$566.94	\$19.92	\$114,978.00	\$0.00311068	\$357.60	\$425.21	\$178.80	(\$604.01)	(\$568.07)
215113	\$19.92	\$107,478.00	\$0.00493172	\$529.95	\$19.92	\$107,478.00	\$0.00311068	\$334.27	\$397.47	\$167.13	(\$564.60)	\$0.00
202804	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202805	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202806	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202807	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202808	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202809	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202810	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202811	\$39.85	\$221,543.00	\$0.00493172	\$1,092.39	\$39.85	\$221,543.00	\$0.00311068	\$689.03	\$819.29	\$344.51	(\$1,163.81)	(\$385.00)
202812	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202813	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202814	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202815	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
202816	\$39.85	\$35,750.00	\$0.00493172	\$176.11	\$39.85	\$35,750.00	\$0.00311068	\$111.08	\$132.08	\$55.54	(\$187.63)	(\$187.63)
218048	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218049	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218050	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218051	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218052	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218053	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218054	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218055	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218056	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218057	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218058	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218059	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218060	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit <sup>3</sup>
218061	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218062	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218063	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218064	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218065	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218066	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218067	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218068	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218069	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218070	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218071	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218072	\$21.27	\$31,751.26	\$0.00493172	\$156.48	\$21.27	\$31,751.26	\$0.00311068	\$98.70	\$117.36	\$49.35	(\$166.71)	(\$166.71)
218073	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218074	\$21.27	\$31,751.26	\$0.00493172	\$156.48	\$21.27	\$31,751.26	\$0.00311068	\$98.70	\$117.36	\$49.35	(\$166.71)	(\$166.71)
218075	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218076	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218077	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218078	\$20.42	\$30,481.21	\$0.00493172	\$150.22	\$20.42	\$30,481.21	\$0.00311068	\$94.75	\$112.67	\$47.38	(\$160.05)	(\$160.05)
218079	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218080	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218081	\$0.00	\$0.00	\$0.00493172	\$0.00	\$0.00	\$0.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218083	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218084	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218085	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218086	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218087	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218088	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218089	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218090	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218091	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218092	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218093	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218094	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218095	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218096	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218097	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218098	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218099	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218100	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218101	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218102	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218103	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218104	\$0.00	\$0.00	\$0.00493172	\$0.00	\$0.00	\$0.00	\$0.00311068	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218106	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218107	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218108	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218109	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation - 2022-23**  
**Lots Triggered for Collection in 2021-22**

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2021 Taxable Value (CITY)	2021 M&O Tax Rate (CITY)	2021 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2021 Taxable Value (COUNTY)	2021 M&O Tax Rate (COUNTY)	2021 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2022-23 Available TIRZ Credit	Total 2022-23 Applicable TIRZ Credit <sup>3</sup>
218110	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218111	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218112	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218113	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218114	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
218115	\$18.93	\$28,258.62	\$0.00493172	\$139.27	\$18.93	\$28,258.62	\$0.00311068	\$87.84	\$104.45	\$43.92	(\$148.38)	(\$148.38)
<b>Total</b>	<b>\$2,625.33</b>	<b>\$4,046,748.00</b>		<b>\$19,944.50</b>	<b>\$2,625.33</b>	<b>\$4,046,748.00</b>		<b>\$12,579.97</b>	<b>\$14,958.37</b>	<b>\$6,289.99</b>	<b>(\$21,248.36)</b>	<b>(\$17,930.40)</b>

1 - Parcels reflect ownership split as provided by Kaufman County Appraisal District online records.

2 - Reflects proportional credit based upon estimated acreage included within Phase #1B of the PID.

3 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

**APPENDIX D**  
**TIRZ CREDIT HISTORY SUMMARY – ALL PHASE #1A-1B PARCELS**

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation History**  
**Phases #1A-1B Lots (All Lots)**

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
202756	50	\$17,447.00	\$1,746.80	(\$375.30)	\$1,371.50	\$1,973.94	(\$602.45)	\$16,844.55	\$0.00	\$1,371.50
202759	50	\$17,447.00	\$1,761.49	(\$362.81)	\$1,398.68	\$1,988.63	(\$589.95)	\$16,857.05	\$0.00	\$1,398.68
202761	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$1,854.90	(\$735.80)	\$16,711.20	\$0.00	\$1,119.10
202762	50	\$17,447.00	\$1,395.59	(\$703.20)	\$692.39	\$1,622.73	(\$930.34)	\$16,516.66	\$0.00	\$692.39
202763	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$1,854.90	(\$735.80)	\$16,711.20	\$0.00	\$1,119.10
202764	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$2,093.68	(\$974.58)	\$16,472.42	\$0.00	\$1,119.10
202765	50	\$17,447.00	\$1,494.01	(\$585.22)	\$908.78	\$1,967.09	(\$1,058.31)	\$16,388.69	\$0.00	\$908.78
202766	50	\$17,447.00	\$1,294.23	(\$776.50)	\$517.72	\$1,794.63	(\$1,276.91)	\$16,170.09	\$0.00	\$517.72
202767	50	\$17,447.00	\$1,741.89	(\$380.94)	\$1,360.95	\$2,310.18	(\$949.24)	\$16,497.76	\$0.00	\$1,360.95
202768	50	\$17,447.00	\$1,627.75	(\$508.65)	\$1,119.10	\$1,854.90	(\$735.80)	\$16,711.20	\$0.00	\$1,119.10
202773	50	\$17,447.00	\$1,203.42	(\$388.06)	\$815.36	\$1,430.57	(\$615.21)	\$16,831.79	\$0.00	\$815.36
202777	50	\$17,447.00	\$1,619.64	(\$489.45)	\$1,130.19	\$1,846.79	(\$716.60)	\$16,730.40	\$0.00	\$1,130.19
202780	50	\$17,447.00	\$1,326.06	(\$757.61)	\$568.45	\$1,553.21	(\$984.76)	\$16,462.24	\$0.00	\$568.45
202782	50	\$17,447.00	\$1,474.56	(\$632.59)	\$841.97	\$1,701.71	(\$859.74)	\$16,587.26	\$0.00	\$841.97
202788	50	\$17,447.00	\$1,451.37	(\$748.82)	\$702.55	\$1,678.52	(\$975.97)	\$16,471.03	\$0.00	\$702.55
202791	50	\$17,447.00	\$1,730.99	(\$389.08)	\$1,341.91	\$3,050.30	(\$1,142.27)	\$16,304.73	\$566.11	\$1,908.02
202792	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	50	\$17,447.00	\$1,741.81	(\$494.42)	\$1,247.40	\$2,560.18	(\$1,240.03)	\$16,206.97	\$72.75	\$1,320.15
202795	50	\$17,447.00	\$1,378.63	(\$708.87)	\$669.76	\$2,014.80	(\$1,345.04)	\$16,101.96	\$0.00	\$669.76
202796	50	\$17,447.00	\$1,602.30	(\$509.70)	\$1,092.60	\$2,303.40	(\$1,210.80)	\$16,236.20	\$0.00	\$1,092.60
202797	50	\$17,447.00	\$1,459.95	(\$634.86)	\$825.09	\$2,048.99	(\$1,223.91)	\$16,223.09	\$0.00	\$825.09
202798	50	\$17,447.00	\$1,315.58	(\$757.61)	\$557.97	\$1,876.00	(\$1,318.03)	\$16,128.97	\$0.00	\$557.97
202799	50	\$17,447.00	\$1,314.33	(\$694.94)	\$619.40	\$2,241.51	(\$1,622.11)	\$15,824.89	\$0.00	\$619.40
202800	50	\$17,447.00	\$1,655.80	(\$456.88)	\$1,198.93	\$1,882.95	(\$684.02)	\$16,762.98	\$0.00	\$1,198.93
202801	50	\$17,447.00	\$1,395.59	(\$703.20)	\$692.39	\$1,622.73	(\$930.34)	\$16,516.66	\$0.00	\$692.39
202803	50	\$17,447.00	\$1,522.56	(\$567.17)	\$955.40	\$1,749.71	(\$794.31)	\$16,652.69	\$0.00	\$955.40
202817	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202757	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202758	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202760	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202769	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202770	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202771	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202772	50	\$17,447.00	\$932.75	(\$449.38)	\$483.37	\$1,130.21	(\$646.85)	\$16,800.15	\$0.00	\$483.37
202774	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202775	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202776	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202778	50	\$17,447.00	\$1,208.01	(\$568.07)	\$639.94	\$1,405.48	(\$765.54)	\$16,681.46	\$0.00	\$639.94



**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation History**  
**Phases #1A-1B Lots (All Lots)**

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
202779	50	\$17,447.00	\$288.77	(\$288.77)	\$0.00	\$486.23	(\$486.23)	\$16,960.77	\$0.00	\$0.00
202781	50	\$17,447.00	\$288.77	(\$288.77)	\$0.00	\$486.23	(\$486.23)	\$16,960.77	\$0.00	\$0.00
202783	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202784	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202785	50	\$17,447.00	\$1,255.47	(\$440.15)	\$815.32	\$1,452.93	(\$637.61)	\$16,809.39	\$0.00	\$815.32
202786	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
221863			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202787	50	\$17,447.00	\$106.11	(\$106.11)	\$0.00	\$303.58	(\$303.58)	\$17,143.42	\$0.00	\$0.00
202789	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202790	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202802	50	\$17,447.00	\$604.01	(\$568.07)	\$35.93	\$702.74	(\$666.81)	\$16,780.19	\$0.00	\$35.93
215113			\$564.60	\$0.00	\$564.60	\$663.33	(\$98.73)	(\$98.73)	\$0.00	\$564.60
202804	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202805	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202806	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202807	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202808	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202809	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202810	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202811	50	\$17,447.00	\$1,163.81	(\$385.00)	\$778.81	\$1,361.27	(\$582.47)	\$16,864.53	\$0.00	\$778.81
202812	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202813	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202814	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202815	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
202816	50	\$17,447.00	\$187.63	(\$187.63)	\$0.00	\$385.09	(\$385.09)	\$17,061.91	\$0.00	\$0.00
218048	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218049	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218050	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218051	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218052	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218053	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218054	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218055	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218056	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218057	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218058	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218059	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218060	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218061	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation History**  
**Phases #1A-1B Lots (All Lots)**

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
218062	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218063	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218064	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218065	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218066	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218067	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218068	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218069	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218070	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218071	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218072	60	\$19,603.00	\$166.71	(\$166.71)	\$0.00	\$211.52	(\$211.52)	\$19,391.48	\$0.00	\$0.00
218073	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218074	60	\$19,603.00	\$166.71	(\$166.71)	\$0.00	\$211.52	(\$211.52)	\$19,391.48	\$0.00	\$0.00
218075	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218076	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218077	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218078	55	\$18,819.00	\$160.05	(\$160.05)	\$0.00	\$203.06	(\$203.06)	\$18,615.94	\$0.00	\$0.00
218079	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218080	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218081	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218083	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218084	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218085	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218086	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218087	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218088	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218089	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218090	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218091	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218092	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218093	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218094	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218095	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218096	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218097	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218098	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218099	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218100	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00

**Kaufman Public Improvement District No. 1**  
**TIRZ Credit Calculation History**  
**Phases #1A-1B Lots (All Lots)**

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credits Applied to Annual Installments			Excess TIRZ Credit Available FOR Assessment Prepayment of Future Year Offset	
Parcel	Lot Type	Maximum Available TIRZ Credit	2022-23 TIRZ Credit Generated	2022-23 TIRZ Credit Applied	2022-23 Excess TIRZ Credit Generated	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Date	Remaining Available TIRZ Credit	Prior Year Excess TIRZ Credit Generated	Total Excess TIRZ Credit Available
218101	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218102	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218103	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218104	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218106	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218107	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218108	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218109	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218110	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218111	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218112	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218113	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218114	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
218115	50	\$17,447.00	\$148.38	(\$148.38)	\$0.00	\$188.25	(\$188.25)	\$17,258.75	\$0.00	\$0.00
<b>Total</b>		<b>\$2,200,279.00</b>	<b>\$59,385.98</b>	<b>(\$32,082.25)</b>	<b>\$27,303.73</b>	<b>\$79,515.48</b>	<b>(\$51,572.89)</b>	<b>\$2,148,706.11</b>	<b>\$638.86</b>	<b>\$27,942.59</b>

1 - Applicable TIRZ Credit is capped at an amount so that the net Annual Installment billed does go below a tax rate equivalent of \$0.368.

**APPENDIX E**  
**PREPAID PARCELS**

## **APPENDIX E**

As of July 31, 2022, there have been no prepayment of Assessments for any Parcel within the PID.

**APPENDIX F**  
**ASSESSED VALUES PER PHASE**

**Kaufman Public Improvement District No. 1**  
**Assessed Value of the PID**

<b>Phase</b>	<b>Parcels<sup>1</sup></b>	<b>2022 Assessed Value<sup>2</sup></b>
Phase #1A Parcels	65	\$20,508,444
Phase #1B Parcels	68	\$3,928,000
<b>Total</b>	<b>133</b>	<b>\$24,436,444</b>

1 - Includes residential and open space lots.

2 - Values shown reflect the 2022 assessed values.

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



**PID Assessment Notice**

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO  
THE CITY OF KAUFMAN, 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 Kaufman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Kaufman Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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