

Kaufman County
Laura Hughes
County Clerk

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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Bobbie Bartlett, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED
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CITY OF KAUFMAN
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KAUFMAN, TX 75142



ORDINANCE NO. O-19-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL 2025-2026 FOR THE CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 1 ("PID 1") IN COMPLIANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR PID 1, INCLUDING THE TAX INCREMENT REINVESTMENT ZONE NO. 1 CREDIT CALCULATION FOR 2025-2026, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE AND FILING. ("GEORGETOWN AT KINGS FORT")

WHEREAS, on November 13, 2018, after due notice, the City Council of the City of Kaufman, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. R-27-18 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on August 5, 2019, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-08-19 approving a Service and Assessment Plan and Phases 1A and 1B Assessment Roll for the Kaufman Public Improvement District No. 1 (the "Assessment Ordinance 1"); and

WHEREAS, on November 21, 2022, after notice and a public hearing conducted in the manner required by law, the City Council adopted Ordinance No. O-21-22 approving a Service and Assessment Plan and Phases 2A and 2B Assessment Roll for the Kaufman Public Improvement District No. 1 (the "Assessment Ordinance 2"); and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the City Council approved Special Assessment Revenue Bonds Series 2021 for Phases 1A and 1B Projects pursuant to Ordinance No. O-01-21 on January 25, 2021, and approved Special Assessment Revenue Bonds Series 2022 for Phases 2A and 2B Projects pursuant to Ordinance No. O-40-22 on November 21, 2022, which bonds have been secured directly and indirectly, respectively, by the assessments

levied against the property comprising Phases 1A, 1B, 2A, and 2B in accordance with state law; and

WHEREAS, an Amended and Restated Service and Assessment Plan was approved by the City on November 21, 2022, pursuant to Ordinance No. O-39-22; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll for 2025-2026 attached as **Exhibit "A"** hereto reflects prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2025, and ending September 30, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF FINDINGS. The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2. ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL. The Annual Service Plan Update and Updated Assessment Roll for Phases 1A, 1B, 2A, and 2B 2025-2026 which includes the 2025-2026 TIRZ Credit Calculations for all Phases ("Annual Service Plan Update and Updated Assessment Roll for PID 1 for 2025-2026") is attached hereto as **Exhibit "A"** are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3. CUMULATIVE REPEALER. That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4. SEVERABILITY. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no

portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. EFFECTIVE DATE/FILING. This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance with the Annual Service Plan Update and Updated Assessment Roll for PID 1 for 2025-2026 (**Exhibit "A"**) with the Kaufman County Clerk and any other County.

PASSED, APPROVED AND ADOPTED on this 28th day of July 2025.




JEFF JORDAN
MAYOR

ATTEST:



JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:



M. ANN MONTGOMERY
CITY ATTORNEY



EXHIBIT A
ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL
PID 1 2025-2026

**KAUFMAN
PUBLIC IMPROVEMENT DISTRICT NO. 1**

CITY OF KAUFMAN, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/25 – 9/14/26)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 28, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN

PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/15/25 – 9/14/26)

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I. INTRODUCTION AND DEFINED TERMS

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.

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.

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.

The City 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 approved the City of Kaufman, Texas Special Assessment Revenue Bonds Series 2022 (Phases #2A-2B Project) (the “Phases #2A-2B Bonds”) in the aggregate principal amount of \$5,635,000 pursuant to Ordinance No. O-40-22 adopted by the City Council on November 21, 2022 to finance the costs of the Authorized Improvements.

An amended and restated Service and Assessment Plan (the “Amended and Restated Service and Assessment Plan”) was accepted and approved by the City on November 21, 2022, pursuant to Ordinance O-39-22 (the “Phases #2A-2B Assessment Ordinance”), setting forth the plan for apportioning the costs of certain of the public improvement projects (the “Phases #2A-2B 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 2025-26 (the “Annual Service Plan Update”).

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 2025-26.

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 J 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 Rolls attached hereto as Appendix G and Appendix H, 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 Delinquency and Prepayment 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 Phases #1A-1B Assessment Roll and the Phases #2A-2B Assessment Roll included in this Service and Assessment Plan as Appendix G and Appendix H, respectively, 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.

“Delinquency and Prepayment Reserve” means, with respect to the Phases #1A-1B and Phases #2A-2B Bonds, separate reserve amounts to be funded from Additional Interest collected each year with respect to the Phases #1A-1B Bonds and the Phases #2A-2B Bonds as more fully described in Section V.F of this Service and Assessment Plan.

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

“Development Agreement” means that certain Georgetown 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 E attached hereto.

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

“Homeowners Association 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 E 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 an 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 an 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 an Assessment Roll, being lots with a lot width of 50 feet, which may be referred to as such in the applicable plat.

“Lot Type 4” means lots identified as such on an Assessment Roll, being lots with a lot width of 65 feet, which may be referred to as such in the applicable plat.

“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.

“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 G.

“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 G, 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 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

“Phases #1A-1B Maximum TIRZ Credit Per Unit” means the following Maximum TIRZ Credit Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$42,805.96
Lot Type 2 - \$40,665.67
Lot Type 3 - \$36,813.13

“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 agreed to fund certain Actual Costs of the Phases #1A-1B Improvements and the City agreed 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. The Phases #1A-1B Bonds were subsequently issued in 2021 to finance the Phases #1A-1B Improvements and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Phases #1A-1B Reimbursement Agreement.

“Phases #2A-2B” means the Phases to be developed, identified as “Phase #2A” and “Phase #2B” generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

“Phases #2A-2B Assessed Property” means all Parcels within Phases #2A-2B other than Non-Benefited Property and shown in the Phases #2A-2B Assessment Roll against which an Assessment relating to the Phases #2A-2B Improvements is levied.

“Phases #2A-2B Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phases #2A-2B Assessed Property, or the Annual Installments thereof, for the Phases #2A-2B Improvements.

“Phases #2A-2B Assessment Roll” means the document included in this Service and Assessment Plan as Appendix H, 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 #2A-2B Bonds” mean those certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2022 (Kaufman Public Improvement District No. 1 Phases #2A-2B Project) that may be secured primarily by Phases #2A-2B Assessment Revenues and issued by the City to finance the Phases #2A-2B Improvements.

“Phases #2A-2B Improvements” mean the Authorized Improvements which only benefit Phases #2A-2B Assessed Property and are described in Section III.C.

“Phases #2A-2B Maximum Assessment Per Unit” means the following Maximum Assessment Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$36,688.59
Lot Type 2 - \$34,854.16
Lot Type 3 - \$31,552.18
Lot Type 4 - \$38,523.02

“Phases #2A-2B Maximum TIRZ Credit Per Unit” means the following Maximum TIRZ Credit Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$42,805.96
Lot Type 2 - \$40,665.67
Lot Type 3 - \$36,813.13
Lot Type 4 - \$44,946.26

“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. and VI.B 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. 1 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. and VI.B 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

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phases #1A-1B

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Phases #1A-1B Improvements were equal to \$3,380,000. According to the Developer, the current costs spent to date for the Phases #1A-1B Improvements are \$3,870,522, and the updated budget remains unchanged from the initial total estimated costs.

The Phase #1A 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 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 Phases #1A-1B Improvements.

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

Sources of Funds	Initial Estimated Budget ¹	Actual Cost ²	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
Total Sources	\$4,005,492	\$5,137,638	\$1,132,146
Uses of Funds			
<u>Authorized Improvements</u>			
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
Total Uses	\$4,005,492	\$5,137,638	\$1,132,146

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.

Phases #1A-1B Improvement Cost Variances

According to Table II-A-1 on the prior page, there are Phases #1A-1B Improvement cost increases of \$1,132,146. The increase in the Phases #1A-1B Improvement costs were funded solely by the Developer.

Phases #2A-2B

Pursuant to the Amended and Restated Service and Assessment Plan, the initial total estimated costs of the Phases #2A-2B Improvements were equal to \$5,890,674. According to the Developer, the actual costs for the Phases #2A-2B Improvements are \$5,849,342.

According to the Developer's quarterly improvement implementation report for the period ending March 31, 2024, the Phases #2A-2B Improvements were completed and accepted by the City in December 2023.

Table II-A-2 below summarizes the updated sources and uses of funds required to construct the Phases #2A-2B Improvements.

Table II-A-2
Updated Sources and Uses of Funds – Phases #2A-2B

Sources of Funds	Initial Estimated Budget ¹	Actual Cost ²	Variance
Assessments - Bond Par Amount	\$5,635,000	\$5,635,000	\$0
Bond Premium	\$32,591	\$32,591	\$0
Developer Contribution	\$223,083	\$181,751	(\$41,332)
Total Sources	\$5,890,674	\$5,849,342	(\$41,332)
Uses of Funds			
<u>Authorized Improvements</u>			
Road improvements	\$1,509,193	\$1,505,011	(\$4,182)
Water distribution system improvements	\$687,910	\$667,266	(\$20,644)
Sanitary sewer improvements	\$611,077	\$666,349	\$55,272
Storm drainage improvements	\$823,720	\$834,822	\$11,102
Other soft and miscellaneous costs	\$1,028,283	\$945,403	(\$82,880)
<i>Subtotal Authorized Improvements</i>	<i>\$4,660,183</i>	<i>\$4,618,851</i>	<i>(\$41,332)</i>
Bond Issuance Costs	\$1,230,491	\$1,230,491	\$0
Total Uses	\$5,890,674	\$5,849,342	(\$41,332)

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

2 –As reported in the Developer's Quarterly Improvement Implementation Report for the period ending March 31, 2024.

B. FIVE YEAR SERVICE PLAN

Phases #1A-1B

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

Table II-B-1
Annual Projected Indebtedness & Projected Annual Installments
Phases #1A-1B (2021-2031)

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments¹
2021-25	\$4,005,492	\$3,380,000	\$859,134
2026	\$0	\$0	\$172,177
2027	\$0	\$0	\$239,326
2028	\$0	\$0	\$236,786
2029	\$0	\$0	\$234,260
2030	\$0	\$0	\$236,748
2031	\$0	\$0	\$234,071
Total	\$4,005,492	\$3,380,000	\$2,212,501

1 - Projected Annual Installments for Assessment Years ending 2021-2026 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2027-2031 do not include applicable investment income credits and TIRZ Credits, if any, and will be updated in future Annual Service Plan Updates.

Phases #2A-2B

A service plan must cover a period of five years. The anticipated budget for the Phases #2A-2B Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown in Table II-B-2 below.

Table II-B-2
Annual Projected Indebtedness & Projected Annual Installments
Phases #2A-2B (2023-2031)

Assessment Year Ending 09/15	Annual Projected Costs	Annual Projected Indebtedness	Projected Annual Installments¹
2023-25	\$5,890,674	\$5,635,000	\$979,647
2026	\$0	\$0	\$457,847
2027	\$0	\$0	\$498,055
2028	\$0	\$0	\$497,778
2029	\$0	\$0	\$497,181
2030	\$0	\$0	\$497,265
2031	\$0	\$0	\$496,961
Total	\$5,890,674	\$5,635,000	\$3,924,735

1 - Projected Annual Installments for Assessment Years ending 2023-2026 represent actual amounts billed, which includes applicable investment income credits and TIRZ Credits, if any. Projected Annual Installments for Assessment Years ending 2027-2031 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

Phases #1A-1B 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-four (24) Annual Installments remain outstanding.

Outstanding Assessment Reduction due to excess TIRZ Revenues

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.

Pursuant to Appendix E of the 2024-25 Annual Service Plan Update, Lots Triggered in 2020-21 had generated a total of \$51,326 in TIRZ Revenues in 2024-25, of which \$8,828 was applied to reduce Annual Installments billed in 2024-25. 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 a result, \$42,498 in excess TIRZ Revenues generated in 2024-25, and an additional \$2,851 in available Reserve Funds, will be used to reduce the outstanding Phases #1A-1B Assessment balance as of September 15, 2025 for Lots Triggered in 2020-21. Refer to Appendix B-4 of this report for Parcel specific information regarding the Assessment reduction.

Annual Budget for the Repayment of Indebtedness

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 3.68 percent per annum for 2025-26. 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 2020-21 (3.68 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 2025 and will be delinquent on February 1, 2026.

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 2025-26 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.

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.

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Annual Installments to be Collected for 2025-26 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 2025-26 as shown in Table II-C-1 below.

Table II-C-1
Budget for the Annual Installments
to be collected for 2025-26

Descriptions	Total
Interest payment on March 15, 2026	\$9,294
Interest payment on September 15, 2026	\$9,294
Principal payment on September 15, 2026	\$15,000
<i>Subtotal debt service on bonds</i>	<i>\$33,587</i>
Administrative Expenses	\$6,200
Excess Interest for Reserves	\$2,527
<i>Subtotal Expenses</i>	<i>\$42,314</i>
Available TIRZ Credit	(\$8,001)
Available reserve fund income	\$0
Available Capitalized Interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$8,001)</i>
Annual Installments	\$34,313

Phases #1A-1B Debt Service Payments

Phases #1A-1B Annual Installments to be collected from Lots Triggered in 2020-21 for principal and interest include interest due on March 15, 2026 in the amount of \$9,294 and on September 15, 2026 in the amount of \$9,294, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$505,318 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2020-21 of 3.68 percent. Phases #1A-1B Annual Installments to be collected include a principal amount of \$15,000 due on September 15, 2026. As a result, total principal and interest due from Lots Triggered in 2020-21 for 2025-26 is estimated to be equal to \$33,587.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-C-2 on the following page, the total administrative expenses to be proportionally collected from the twenty-five (25) Lots triggered for 2025-26 are estimated to be \$6,200.

Table II-C-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	\$600
Administrator	\$3,700
Trustee	\$700
Dissemination Agent	\$700
Auditor	\$0
Contingency	\$500
Total	\$6,200

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of \$48,458 that are available to be used as TIRZ Credit in 2025-26 for the respective Lots Triggered in 2020-21. As previously mentioned earlier in this section, 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 2025-26 Annual Installments collectively are \$8,001. For additional TIRZ Credit information for Lots Triggered in 2020-21 refer to Appendix B-2, Appendix B-3, and Appendix B-4.

As a result, \$40,457 in excess TIRZ Revenues 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, 2026, unless it is determined by the City that a portion of the excess TIRZ Revenues are needed to provide an additional credit to the 2026-27 Annual Installment.

Available Reserve Fund Income

As of May 31, 2025, 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 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2025-26.

Available Administrative Expense Account

As of May 31, 2025, the balance in the Administrative Account was \$27,855. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2025-26 Annual Installment.

D. ANNUAL INSTALLMENT PER EQUIVALENT UNIT – 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. As shown in Appendix B-1 of this report, the outstanding Equivalent Units for Lots Triggered in 2020-21 after the 2024-25 excess TIRZ Revenue reduction is 18.59.

Pursuant to the budgeted expenses shown in Table II-C-1 of this report and the 18.59 outstanding Equivalent Units triggered in 2020-21, refer to Table II-D-1 below for the Annual Installment due from each Equivalent Unit.

Table II-D-1
Annual Installment Per Equivalent Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	\$15,000.00	18.59	\$807.08
Interest	\$18,587.01	18.59	\$1,000.09
Administrative Expense	\$6,200.00	18.59	\$333.59
Excess Interest for Reserves	\$2,526.81	18.59	\$135.96
Annual Installment per Equivalent Unit			\$2,276.72

1 – The Annual Installment per Equivalent Unit amount applicable Reserve Fund income and Administrative Expense credits, if any, and 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix B-1.

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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-five (25) Annual Installments remain outstanding.

Outstanding Assessment Reduction due to excess TIRZ Revenues

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.

Pursuant to Appendix E of the 2024-25 Annual Service Plan Update, Lots Triggered in 2021-22 had generated a total of \$150,888 in TIRZ Revenues in 2024-25, of which \$42,370 was applied to reduce Annual Installments billed. 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 a result, \$108,518 in excess TIRZ Revenues previously generated in 2024-25, and an additional \$7,280 in available Reserve Funds, will be used to reduce the outstanding Phases #1A-1B Assessment balance as of September 15, 2025 for Lots Triggered in 2021-22. Refer to Appendix C-4 of this report for Parcel specific information regarding the Assessment reduction.

Annual Budget for the Repayment of Indebtedness

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 3.70 percent per annum for 2025-26. 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 (3.70 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 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

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 2025-26 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 2025-26 as shown in Table II-E-1 on the following page.

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Table II-E-1
Budget for the Annual Installments
to be collected for 2025-26

Descriptions	Total
Interest payment on March 15, 2026	\$42,051
Interest payment on September 15, 2026	\$42,051
Principal payment on September 15, 2026	\$65,000
<i>Subtotal debt service on bonds</i>	<i>\$149,101</i>
Administrative Expenses	\$26,900
Excess Interest for Reserves	\$11,375
<i>Subtotal Expenses</i>	<i>\$187,376</i>
Available TIRZ Credit	(\$49,512)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$49,512)</i>
Annual Installments	\$137,864

Debt Service Payments

Annual Installments to be collected from Lots Triggered in 2021-22 for principal and interest include interest due on March 15, 2026 in the amount of \$42,051 and on September 15, 2026 in the amount of \$42,051, which equal interest on the outstanding Phases #1A-1B Bonds' Assessments balance of \$2,274,916 for six months each and an effective interest rate of the Phases #1A-1B Bonds for the Lots Triggered in 2021-22 is 3.70 percent. Annual Installments to be collected include a principal amount of \$65,000 due on September 15, 2026. As a result, total principal and interest due from Lots Triggered in 2021-22 for principal and interest in 2025-26 is estimated to be equal to \$149,101.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-E-2 on the following page, the total administrative expenses to be proportionally collected from the one hundred (100) Lots triggered for 2025-26 are estimated to be \$26,900.

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Table II-E-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	\$2,400
Administrator	\$16,400
Trustee	\$3,100
Dissemination Agent	\$0
Auditor	\$2,900
Contingency	\$2,100
Total	\$26,900

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of \$196,439 that are available to be used as TIRZ Credit in 2025-26 for the respective Lots Triggered in 2021-22. As previously mentioned earlier in this section, 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 2025-26 Annual Installments collectively are \$49,512. For additional TIRZ Credit information for Lots Triggered in 2021-22 refer to Appendix C-2, Appendix C-3, and Appendix C-4.

As a result, \$146,927 in excess TIRZ Revenues 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, 2026, unless it is determined by the City that a portion of the excess TIRZ Revenues are needed to provide an additional credit to the 2026-27 Annual Installment.

Available Reserve Fund Income

As of May 31, 2025, 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 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2025-26.

Available Administrative Expense Account

As of the May 31, 2025, the balance in the Administrative Account was \$27,855. The balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2025-26 Annual Installment.

F. ANNUAL INSTALLMENT PER EQUIVALENT UNIT – 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. As shown in Appendix G, the Assessments were prepaid in full for one (1) Parcel for Lots Triggered in 2021-22 with a total Equivalent Unit of 0.89, resulting in 89.10 in total outstanding Equivalent Units. Additionally, as shown in Appendix C-1 of this report, the outstanding Equivalent Units for Lots Triggered in 2021-22 after the 2025-26 excess TIRZ Revenue reduction is 83.59.

Pursuant to the budgeted expenses shown in Table II-E-1 of this report and the 83.59 outstanding Equivalent Units triggered in 2021-22, refer to Table II-F-1 below for the Annual Installment due from each Equivalent Unit.

Table II-F-1
Annual Installment Per Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	\$65,000.00	83.59	\$777.61
Interest	\$84,101.37	83.59	\$1,006.12
Administrative Expense	\$26,900.00	83.59	\$321.81
Excess Interest for Reserves	\$11,374.58	83.59	\$136.08
Annual Installment per Equivalent Unit			\$2,241.62

1 – The Annual Installment per Equivalent Unit amount applicable Reserve Fund income and Administrative Expense credits, if any, and 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

G. ANNUAL BUDGET – PHASE #2A-2B

Phase #2A-2B 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 #2A-2B Bonds. The collection of the first Annual Installment for a Lot or Parcel within Phases #2A-2B shall commence upon the earlier of: The collection of the first Annual Installment for a Lot or Parcel within Phases #2A-2B shall commence upon the issuance of Phases #2A-2B Bonds. Such first Annual Installment for a Phases #2A-2B Lot or Parcel for which collection has begun shall begin in October 2023 and shall be due by January 31st of the following calendar year.

The City Council approved the Phases #2A-2B Bonds in the aggregate principal amount of \$5,635,000 as of November 21, 2022. As a result, condition (ii) has been satisfied for the respective Lots, and the first Annual Installment are due no later than January 31, 2024 for each Lot, of which twenty-eight (28) Annual Installments remain outstanding.

Outstanding Assessment Reduction due to excess TIRZ Revenues

Pursuant to Section VI.B. of the Amended and Restated Service and Assessment Plan, in no event shall the TIRZ Annual Credit Amount allocated to a Phases #2A-2B 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.

Pursuant to Appendix F of the 2024-25 Annual Service Plan Update, Phases #2A-2B had generated a total of \$10,099 in TIRZ Revenues in 2024-25, of which \$10,099 was applied to reduce Annual Installments billed. 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 a result, there are no excess TIRZ Revenues previously generated in 2024-25 to be used to reduce the outstanding Phases #2A-2B Assessment balance as of September 15, 2025 for Phases #2A-2B Parcels. Refer to Appendix D-4 of this report for Parcel specific information regarding the Assessment reduction.

Annual Budget for the Repayment of Indebtedness

Pursuant to the Amended and Restated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phases #2A-2B Bonds commencing with the issuance of the Phases #2A-2B Bonds. The effective interest rate of the Phases #2A-2B Bonds is 6.25 percent per annum for

2025-26. 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 #2A-2B Bonds is (6.25 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 2025 and will be delinquent on February 1, 2026.

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 2025-26 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 TIRZ Credit, capitalized interest, and interest earnings on any account balances and by any other funds available to the PID.

Debt service proportionately allocated to each Lot will be paid on the Phases #2A-2B 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 2025-26 for Phase #2A-2B

The budget for Phase #2A-2B will be paid from the collection of Annual Installments collected for 2025-26 as shown in Table II-G-1 below.

Table II-G-1
Budget for the Annual Installments
to be collected for 2025-26

Descriptions	Total
Interest payment on March 15, 2026	\$171,094
Interest payment on September 15, 2026	\$171,094
Principal payment on September 15, 2026	\$86,000
<i>Subtotal debt service on bonds</i>	<i>\$428,188</i>
Administrative Expenses	\$35,000
Excess Interest for Reserves	\$27,375
<i>Subtotal Expenses</i>	<i>\$490,563</i>
Available TIRZ Credit	(\$32,715)
Available reserve fund income	\$0
Available capitalized interest account	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>(\$32,715)</i>
Annual Installments	\$457,847

Debt Service Payments

Annual Installments to be collected from Lots in Phase #2A-2B for principal and interest include interest due on March 15, 2026 in the amount of \$171,094 and on September 15, 2026 in the amount of \$171,094, which equal interest on the outstanding Phases #2A-2B Bonds' Assessments balance of \$5,475,000 for six months each and an effective interest rate of the Phases #2A-2B Bonds is 6.25 percent. Annual Installments to be collected include a principal amount of \$86,000 due on September 15, 2026. As a result, total principal and interest due from Phases #2A-2B for principal and interest in 2025-26 is estimated to be equal to \$428,188.

Administrative Expenses

Annual administrative expenses include the City, Administrator, Trustee, Dissemination Agent, Auditor, and contingency fees. As shown in Table II-G-2 below, the total administrative expenses to be proportionally collected from Phases #2A-2B for 2025-26 are estimated to be \$35,000.

Table II-G-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	\$2,000
Administrator	\$20,000
Trustee	\$4,500
Auditor	\$0
Dissemination Agent	\$3,500
Contingency	\$5,000
Total	\$35,000

Available TIRZ Credit

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of \$32,715 that are available to be used as TIRZ Credit in 2025-26 for the respective Lots in Phases #2A-2B of the PID. As previously mentioned earlier in this section, 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 total TIRZ Credits available to offset 2025-26 Annual Installments are equal to \$32,715. For additional TIRZ Credit information for Phases #2A-2B Parcels refer to Appendix D-2, Appendix D-3, and Appendix D-4.

As a result, \$0 in excess TIRZ Revenues 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 #2A-2B 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, 2026.

Available Reserve Fund Income

As of May 31, 2025, 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 2025-26 Annual Installment.

Available Capitalized Interest Account

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund been fully expended. As a result, there is no credit to reduce the Annual Installment for 2025-26.

Available Administrative Expense Account

As of May 31, 2025, the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2025-26 Annual Installment.

H. ANNUAL INSTALLMENT PER EQUIVALENT UNIT – PHASE #2A-2B

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 #2A-2B Bonds and (ii) to cover Administrative Expenses of the PID.

According to the Developer, 166 units representing 153.59 total Equivalent Units are anticipated to be built within Phase #2A-2B of the PID. As shown in Appendix D-1 of this report, there were no Equivalent Unit reductions due to excess TIRZ Revenues. As a result, the outstanding Equivalent Units for Lots within Phases #2A-2B of the PID is 153.59.

Pursuant to the budgeted expenses shown in Table II-G-1 of this report and the 153.59 outstanding Equivalent Units for Phases #2A-2B, refer to Table II-H-1 below for the Annual Installment due from each Equivalent Unit.

Table II-H-1
Annual Installment Per Equivalent Unit

Budget Line Item	Budgeted Amount	Outstanding Equivalent Units	Annual Installment per Equivalent Unit
Principal	\$86,000.00	153.59	\$559.93
Interest	\$342,187.50	153.59	\$2,227.93
Administrative Expense	\$35,000.00	153.59	\$227.88
Excess Interest for Reserves	\$27,375.00	153.59	\$178.23
Annual Installment per Equivalent Unit			\$3,193.97

1 – The Annual Installment per Equivalent Unit amount applicable Reserve Fund income and Administrative Expense credits, if any, and 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 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

I. BOND REDEMPTION RELATED UPDATES

Phase #1A-1B

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 Phase #1A-1B 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.

Phase #2A-2B

The Phases #2A-2B Bonds were issued in November 21, 2022. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the option to redeem Bonds maturing on or after September 15, 2042, in whole or any part, before their respective scheduled maturity dates, on **September 15, 2032**, 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 Phase #2A-2B 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

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

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.

Phases #1A-1B

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.

Phases #2A-2B

According to the KCAD and the Developer, a final plat for Phase #2A was filed and recorded on February 22, 2022. As a result, ninety-four (94) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2023. A final plat for Phase #2B was filed and recorded on December 5, 2022. As a result, seventy-two (72) residential Lots were subdivided from parent Parcel 5239 and parent Parcel 5240 and were officially recognized in the official KCAD roll in 2023.

B. PREPAYMENT OF ASSESSMENTS

Phase #1A-1B

There has been one (1) Phases #1A-1B Assessment prepayment as of June 30, 2025. See Appendix G of this report for additional prepayment related information.

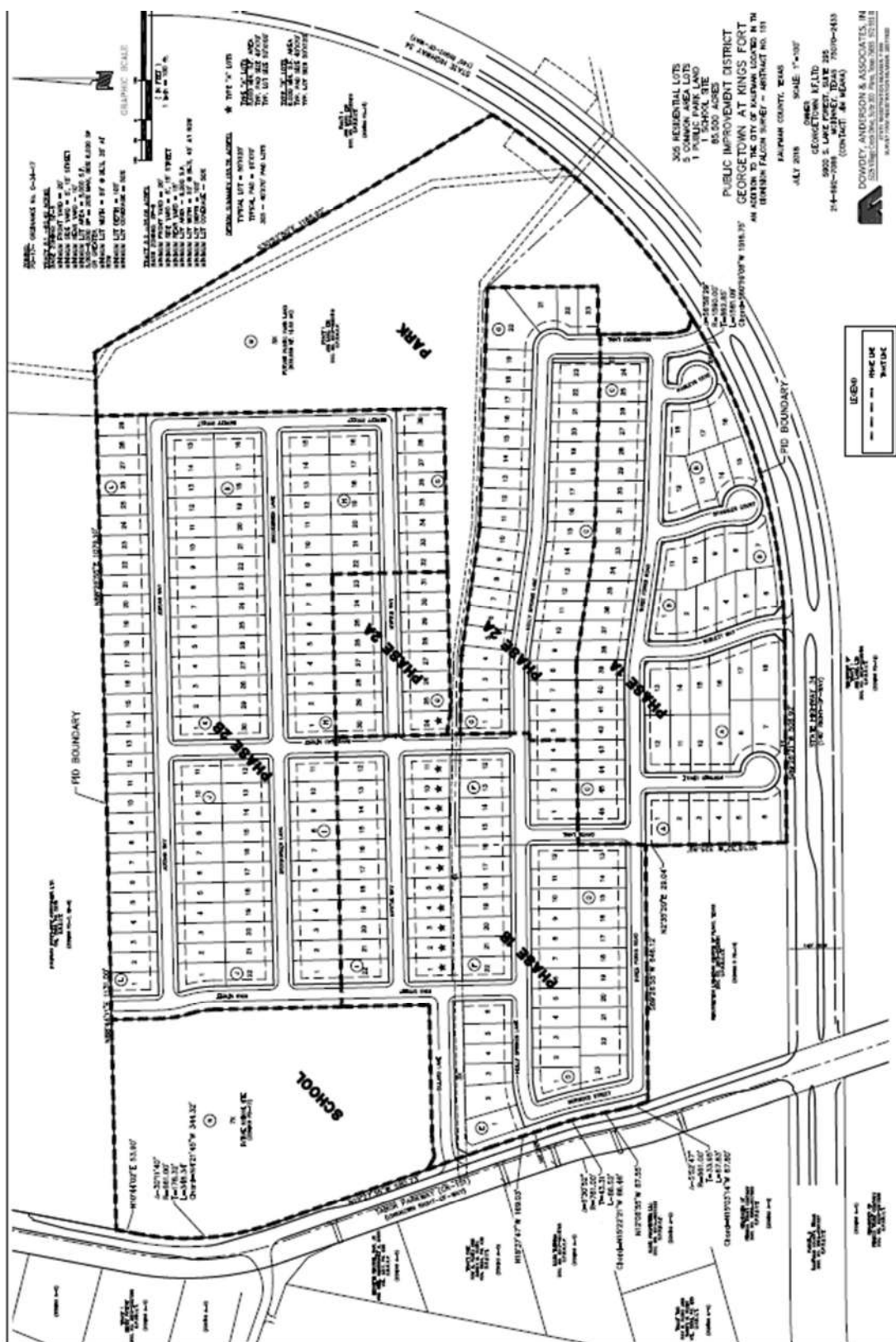
Phase #2A-2B

There have been no Phases #2A-2B Assessment prepayments as of June 30, 2025. See Appendix H 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

2025-26 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2025-26
Lots Triggered for Collection in 2020-21

Parcel	Lot Size	No. of Units	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
202756	50	1	0.89	0.69	\$18,895.63	\$560.90	\$695.03	\$94.49	\$231.84	(\$88.18)	\$1,494.08
202759	50	1	0.89	0.69	\$18,721.67	\$555.74	\$688.64	\$93.62	\$229.71	\$0.00	\$1,567.70
202761	50	1	0.89	0.73	\$19,733.16	\$585.76	\$725.84	\$98.67	\$242.12	(\$270.99)	\$1,381.40
202762	50	1	0.89	0.78	\$21,249.81	\$630.79	\$781.63	\$106.26	\$260.72	(\$523.21)	\$1,256.19
202763	50	1	0.89	0.73	\$19,733.16	\$585.76	\$725.84	\$98.67	\$242.12	(\$275.30)	\$1,377.09
202764	50	1	0.89	0.73	\$19,808.64	\$588.01	\$728.62	\$99.05	\$243.04	(\$281.62)	\$1,377.09
202765	50	1	0.89	0.75	\$20,477.36	\$607.86	\$753.21	\$102.40	\$251.25	(\$356.52)	\$1,358.19
202766	50	1	0.89	0.81	\$21,892.35	\$649.86	\$805.26	\$109.47	\$268.61	(\$665.57)	\$1,167.63
202767	50	1	0.89	0.69	\$18,859.67	\$559.84	\$693.71	\$94.31	\$231.40	\$0.00	\$1,579.25
202768	50	1	0.89	0.73	\$19,733.16	\$585.76	\$725.84	\$98.67	\$242.12	(\$327.60)	\$1,324.80
202773	50	1	0.89	0.71	\$19,247.37	\$571.34	\$707.97	\$96.25	\$236.16	(\$43.31)	\$1,568.41
202777	50	1	0.89	0.71	\$19,295.93	\$572.79	\$709.76	\$96.49	\$236.75	(\$92.48)	\$1,523.30
202780	50	1	0.89	0.79	\$21,495.68	\$638.08	\$790.67	\$107.49	\$263.74	(\$608.33)	\$1,191.65
202782	50	1	0.89	0.76	\$20,722.00	\$615.12	\$762.21	\$103.62	\$254.25	(\$415.65)	\$1,319.55
202788	50	1	0.89	0.77	\$20,902.14	\$620.46	\$768.84	\$104.52	\$256.46	(\$414.76)	\$1,335.52
202791	50	1	0.89	0.67	\$18,158.55	\$539.02	\$667.92	\$90.80	\$222.80	(\$59.40)	\$1,461.14
202794	50	1	0.89	0.70	\$18,971.69	\$563.16	\$697.83	\$94.87	\$232.77	(\$17.66)	\$1,570.97
202795	50	1	0.89	0.79	\$21,367.18	\$634.27	\$785.94	\$106.85	\$262.16	(\$551.04)	\$1,238.18
202796	50	1	0.89	0.72	\$19,572.43	\$580.99	\$719.93	\$97.87	\$240.14	(\$112.40)	\$1,526.53
202797	50	1	0.89	0.82	\$22,265.78	\$220.36	\$273.05	\$37.12	\$91.08	(\$241.89)	\$379.73
231448						\$220.29	\$272.97	\$37.11	\$91.05	(\$223.41)	\$398.01
231449						\$220.29	\$272.97	\$37.11	\$91.05	(\$223.41)	\$398.01
202798	50	1	0.89	0.80	\$21,773.47	\$646.33	\$800.89	\$108.88	\$267.15	(\$640.75)	\$1,182.49
202799	50	1	0.89	0.79	\$21,426.78	\$636.04	\$788.14	\$107.14	\$262.90	(\$595.64)	\$1,198.58
202800	50	1	0.89	0.71	\$19,439.41	\$577.04	\$715.04	\$97.21	\$238.51	(\$126.96)	\$1,500.84
202801	50	1	0.89	0.78	\$21,262.77	\$631.17	\$782.10	\$106.32	\$260.88	(\$527.53)	\$1,252.95
202803	50	1	0.89	0.75	\$20,312.26	\$602.95	\$747.14	\$101.57	\$249.22	(\$317.34)	\$1,383.55
Total		25	22.25	18.59	\$505,318.07	\$15,000.00	\$18,587.01	\$2,526.81	\$6,200.00	(\$8,000.98)	\$34,312.84

APPENDIX B-2
**2025-26 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS
TRIGGERED IN 2020-21**

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
202756	\$406,000.00	\$0.3680	\$1,494.08	\$1,582.26	(\$2,253.04)	(\$88.18)	\$1,494.08
202759	\$432,864.00	\$0.3680	\$1,592.94	\$1,567.70	(\$2,381.89)	\$0.00	\$1,567.70
202761	\$375,381.00	\$0.3680	\$1,381.40	\$1,652.40	(\$2,166.51)	(\$270.99)	\$1,381.40
202762	\$341,355.00	\$0.3680	\$1,256.19	\$1,779.40	(\$1,872.12)	(\$523.21)	\$1,256.19
202763	\$374,210.00	\$0.3680	\$1,377.09	\$1,652.40	(\$2,166.51)	(\$275.30)	\$1,377.09
202764	\$374,210.00	\$0.3680	\$1,377.09	\$1,658.72	(\$2,057.75)	(\$281.62)	\$1,377.09
202765	\$369,074.00	\$0.3680	\$1,358.19	\$1,714.71	(\$2,006.64)	(\$356.52)	\$1,358.19
202766	\$317,291.00	\$0.3680	\$1,167.63	\$1,833.20	(\$1,738.33)	(\$665.57)	\$1,167.63
202767	\$431,221.00	\$0.3680	\$1,586.89	\$1,579.25	(\$2,339.55)	\$0.00	\$1,579.25
202768	\$360,000.00	\$0.3680	\$1,324.80	\$1,652.40	(\$1,616.86)	(\$327.60)	\$1,324.80
202773	\$426,198.00	\$0.3680	\$1,568.41	\$1,611.72	(\$2,345.13)	(\$43.31)	\$1,568.41
202777	\$413,940.00	\$0.3680	\$1,523.30	\$1,615.78	(\$2,191.52)	(\$92.48)	\$1,523.30
202780	\$323,818.00	\$0.3680	\$1,191.65	\$1,799.98	(\$1,780.65)	(\$608.33)	\$1,191.65
202782	\$358,574.00	\$0.3680	\$1,319.55	\$1,735.20	(\$1,973.32)	(\$415.65)	\$1,319.55
202788	\$362,913.00	\$0.3680	\$1,335.52	\$1,750.28	(\$1,970.43)	(\$414.76)	\$1,335.52
202791	\$0.00	\$0.3680	\$1,461.14	\$1,520.54	(\$59.40)	(\$59.40)	\$1,461.14
202792	COMMON AREA	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202793	COMMON AREA	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202794	\$426,895.00	\$0.3680	\$1,570.97	\$1,588.63	(\$2,329.21)	(\$17.66)	\$1,570.97
202795	\$336,462.00	\$0.3680	\$1,238.18	\$1,789.22	(\$1,843.60)	(\$551.04)	\$1,238.18
202796	\$414,819.00	\$0.3680	\$1,526.53	\$1,638.94	(\$2,152.07)	(\$112.40)	\$1,526.53
202797	\$103,187.00	\$0.3680	\$379.73	\$621.61	(\$494.87)	(\$241.89)	\$379.73
231448	\$108,156.00	\$0.3680	\$398.01	\$621.43	(\$521.23)	(\$223.41)	\$398.01
231449	\$108,156.00	\$0.3680	\$398.01	\$621.43	(\$521.23)	(\$223.41)	\$398.01
202798	\$321,329.00	\$0.3680	\$1,182.49	\$1,823.25	(\$1,749.40)	(\$640.75)	\$1,182.49
202799	\$325,700.00	\$0.3680	\$1,198.58	\$1,794.21	(\$1,790.97)	(\$595.64)	\$1,198.58
202800	\$407,836.00	\$0.3680	\$1,500.84	\$1,627.80	(\$2,223.92)	(\$126.96)	\$1,500.84
202801	\$340,476.00	\$0.3680	\$1,252.95	\$1,780.48	(\$1,867.15)	(\$527.53)	\$1,252.95
202803	\$375,964.00	\$0.3680	\$1,383.55	\$1,700.89	(\$2,044.99)	(\$317.34)	\$1,383.55
202817	COMMON AREA	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$8,936,029.00		\$34,345.73	\$42,313.82	(\$48,458.30)	(\$8,000.98)	\$34,312.84

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

2025-26 TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2020-21

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Lots Triggered for Collection in 2020-21

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ¹
202756	\$39.85	\$425,000.00	\$0.52047420	\$2,211.92	\$39.85	\$425,000.00	\$0.27959000	\$1,188.20	\$1,658.94	\$594.10	(\$2,253.04)	(\$88.18)
202759	\$39.85	\$449,303.00	\$0.00520474	\$2,338.41	\$39.85	\$449,303.00	\$0.27959000	\$1,256.16	\$1,753.81	\$628.08	(\$2,381.89)	\$0.00
202761	\$39.85	\$408,678.00	\$0.00520474	\$2,126.96	\$39.85	\$408,678.00	\$0.27959000	\$1,142.57	\$1,595.22	\$571.28	(\$2,166.51)	(\$270.99)
202762	\$39.85	\$353,149.00	\$0.00520474	\$1,837.95	\$39.85	\$353,149.00	\$0.27959000	\$987.32	\$1,378.46	\$493.66	(\$1,872.12)	(\$523.21)
202763	\$39.85	\$408,678.00	\$0.00520474	\$2,126.96	\$39.85	\$408,678.00	\$0.27959000	\$1,142.57	\$1,595.22	\$571.28	(\$2,166.51)	(\$275.30)
202764	\$39.85	\$388,163.00	\$0.00520474	\$2,020.19	\$39.85	\$388,163.00	\$0.27959000	\$1,085.21	\$1,515.15	\$542.61	(\$2,057.75)	(\$281.62)
202765	\$39.85	\$378,522.00	\$0.00520474	\$1,970.02	\$39.85	\$378,522.00	\$0.27959000	\$1,058.26	\$1,477.51	\$529.13	(\$2,006.64)	(\$356.52)
202766	\$39.85	\$327,912.00	\$0.00520474	\$1,706.60	\$39.85	\$327,912.00	\$0.27959000	\$916.76	\$1,279.95	\$458.38	(\$1,738.33)	(\$665.57)
202767	\$39.85	\$441,318.00	\$0.00520474	\$2,296.85	\$39.85	\$441,318.00	\$0.27959000	\$1,233.83	\$1,722.64	\$616.91	(\$2,339.55)	\$0.00
202768	\$39.85	\$305,000.00	\$0.00520474	\$1,587.35	\$39.85	\$305,000.00	\$0.27959000	\$852.70	\$1,190.51	\$426.35	(\$1,616.86)	(\$327.60)
202773	\$39.85	\$442,375.00	\$0.00520474	\$2,302.33	\$39.85	\$442,375.00	\$0.27959000	\$1,236.77	\$1,726.75	\$618.39	(\$2,345.13)	(\$43.31)
202777	\$39.85	\$413,396.00	\$0.00520474	\$2,151.52	\$39.85	\$413,396.00	\$0.27959000	\$1,155.76	\$1,613.64	\$577.88	(\$2,191.52)	(\$92.48)
202780	\$39.85	\$335,896.00	\$0.00520474	\$1,748.15	\$39.85	\$335,896.00	\$0.27959000	\$939.08	\$1,311.11	\$469.54	(\$1,780.65)	(\$608.33)
202782	\$39.85	\$372,237.00	\$0.00520474	\$1,937.30	\$39.85	\$372,237.00	\$0.27959000	\$1,040.68	\$1,452.97	\$520.34	(\$1,973.32)	(\$415.65)
202788	\$39.85	\$371,692.00	\$0.00520474	\$1,934.46	\$39.85	\$371,692.00	\$0.27959000	\$1,039.16	\$1,450.85	\$519.58	(\$1,970.43)	(\$414.76)
202791	\$39.85	\$11,224.00	\$0.00520474	\$58.32	\$39.85	\$11,224.00	\$0.27959000	\$31.33	\$43.74	\$15.66	(\$59.40)	(\$59.40)
202794	\$39.85	\$439,367.00	\$0.00520474	\$2,286.69	\$39.85	\$439,367.00	\$0.27959000	\$1,228.37	\$1,715.02	\$614.19	(\$2,329.21)	(\$17.66)
202795	\$39.85	\$347,769.00	\$0.00520474	\$1,809.95	\$39.85	\$347,769.00	\$0.27959000	\$972.27	\$1,357.46	\$486.14	(\$1,843.60)	(\$551.04)
202796	\$39.85	\$405,955.00	\$0.00520474	\$2,112.79	\$39.85	\$405,955.00	\$0.27959000	\$1,134.96	\$1,584.59	\$567.48	(\$2,152.07)	(\$112.40)
202797	\$13.29	\$93,352.00	\$0.00520474	\$485.84	\$13.29	\$93,352.00	\$0.27959000	\$260.99	\$364.38	\$130.49	(\$494.87)	(\$241.89)
231448	\$13.28	\$98,324.00	\$0.00520474	\$511.71	\$13.28	\$98,324.00	\$0.27959000	\$274.88	\$383.79	\$137.44	(\$521.23)	(\$223.41)
231449	\$13.28	\$98,324.00	\$0.00520474	\$511.72	\$13.28	\$98,324.00	\$0.27959000	\$274.89	\$383.79	\$137.44	(\$521.23)	(\$223.41)
202798	\$39.85	\$330,000.00	\$0.00520474	\$1,717.47	\$39.85	\$330,000.00	\$0.27959000	\$922.59	\$1,288.10	\$461.30	(\$1,749.40)	(\$640.75)
202799	\$39.85	\$337,842.00	\$0.00520474	\$1,758.28	\$39.85	\$337,842.00	\$0.27959000	\$944.52	\$1,318.71	\$472.26	(\$1,790.97)	(\$595.64)
202800	\$39.85	\$419,508.00	\$0.00520474	\$2,183.33	\$39.85	\$419,508.00	\$0.27959000	\$1,172.85	\$1,637.50	\$586.42	(\$2,223.92)	(\$126.96)
202801	\$39.85	\$352,212.00	\$0.00520474	\$1,833.07	\$39.85	\$352,212.00	\$0.27959000	\$984.70	\$1,374.81	\$492.35	(\$1,867.15)	(\$527.53)
202803	\$39.85	\$385,756.00	\$0.00520474	\$2,007.66	\$39.85	\$385,756.00	\$0.27959000	\$1,078.48	\$1,505.75	\$539.24	(\$2,044.99)	(\$317.34)
Total	\$996.18	\$9,140,952.00		\$47,573.82	\$996.18	\$9,140,952.00		\$25,555.86	\$35,680.37	\$12,777.93	(\$48,458.30)	(\$8,000.98)

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-4

**2025-26 ASSESSMENT PRINCIPAL REDUCTIONS PHASE #1A-1B
LOTS TRIGGERED IN 2020-21**

Kaufman Public Improvement District No. 1
Phase #1A-1B - 2025-26 Principal Reductions
Lots Triggered for Collection in 2020-21

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction¹	2025-26 Outstanding Assessment Balance
202756	\$21,766.45	(\$577.76)	(\$2,329.63)	\$18,859.06
202759	\$21,704.71	(\$576.17)	(\$2,448.24)	\$18,680.30
202761	\$22,326.21	(\$592.24)	(\$2,014.67)	\$19,719.30
202762	\$23,291.39	(\$617.18)	(\$1,395.45)	\$21,278.76
202763	\$22,326.21	(\$592.24)	(\$2,014.67)	\$19,719.30
202764	\$22,326.21	(\$592.24)	(\$1,936.98)	\$19,796.99
202765	\$22,814.71	(\$604.86)	(\$1,725.61)	\$20,484.24
202766	\$23,697.74	(\$627.68)	(\$1,130.07)	\$21,939.99
202767	\$21,790.42	(\$578.38)	(\$2,390.03)	\$18,822.00
202768	\$22,326.21	(\$592.24)	(\$2,014.67)	\$19,719.30
202773	\$22,141.85	(\$587.49)	(\$2,335.12)	\$19,219.24
202777	\$22,003.25	(\$583.89)	(\$2,149.32)	\$19,270.03
202780	\$23,379.34	(\$619.46)	(\$1,228.09)	\$21,531.79
202782	\$22,955.49	(\$608.50)	(\$1,611.16)	\$20,735.83
202788	\$23,018.01	(\$610.12)	(\$1,486.80)	\$20,921.10
202791	\$20,919.27	(\$555.85)	(\$2,259.73)	\$18,103.69
202794	\$21,856.03	(\$580.08)	(\$2,338.92)	\$18,937.03
202795	\$23,357.35	(\$618.89)	(\$1,338.93)	\$21,399.54
202796	\$22,319.00	(\$592.05)	(\$2,173.10)	\$19,553.85
202797	\$24,116.04	(\$638.48)	(\$1,153.26)	\$22,324.30
202798	\$23,610.52	(\$625.43)	(\$1,167.42)	\$21,817.66
202799	\$23,457.17	(\$621.47)	(\$1,374.99)	\$21,460.71
202800	\$22,157.52	(\$587.88)	(\$2,152.20)	\$19,417.44
202801	\$23,295.43	(\$617.29)	(\$1,386.05)	\$21,292.10
202803	\$22,709.29	(\$602.14)	(\$1,792.66)	\$20,314.49
Total	\$565,665.81	(\$15,000.00)	(\$45,347.74)	\$505,318.07

1 - Excess TIRZ Principal Reduction includes \$42,497.09 in excess TIRZ Revenues generated in 2024-25 and \$2,850.65 in available Reserve Funds.

APPENDIX C-1

2025-26 ASSESSMENT ROLL SUMMARY – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
202757	50	0.89	0.80	\$21,845.39	\$624.37	\$807.85	\$109.26	\$258.39	(\$542.21)	\$1,257.66
202758	50	0.89	0.81	\$22,120.58	\$632.11	\$817.86	\$110.61	\$261.59	(\$621.38)	\$1,200.80
202760	50	0.89	0.82	\$22,280.72	\$636.61	\$823.69	\$111.40	\$263.46	(\$662.19)	\$1,172.97
202769	50	0.89	0.75	\$20,462.59	\$585.49	\$757.55	\$102.46	\$242.30	(\$179.60)	\$1,508.19
202770	50	0.89	0.83	\$22,494.39	\$642.96	\$831.91	\$112.51	\$266.09	(\$633.56)	\$1,219.92
202771	50	0.89	0.72	\$19,689.81	\$563.76	\$729.43	\$98.65	\$233.31	\$0.00	\$1,625.15
202772	50	0.89	0.75	\$20,352.61	\$582.37	\$753.51	\$101.91	\$241.01	(\$175.49)	\$1,503.30
202774	50	0.89	0.84	\$22,908.97	\$654.51	\$846.85	\$114.54	\$270.87	(\$704.60)	\$1,182.17
202775	50	0.89	0.79	\$21,604.40	\$617.59	\$799.09	\$108.08	\$255.59	(\$481.69)	\$1,298.65
202776	50	0.89	0.79	\$21,476.04	\$613.98	\$794.41	\$107.44	\$254.10	(\$493.21)	\$1,276.73
202778	50	0.89	0.77	\$21,025.87	\$601.27	\$777.97	\$105.22	\$248.83	(\$356.20)	\$1,377.09
202779	50	0.89	0.82	\$22,292.32	\$636.94	\$824.11	\$111.46	\$263.59	(\$664.96)	\$1,171.14
202781	50	0.89	0.77	\$20,936.45	\$598.78	\$774.74	\$104.78	\$247.80	(\$328.02)	\$1,398.08
202783	50	0.89	0.78	\$21,097.64	\$603.35	\$780.66	\$105.58	\$249.69	(\$375.93)	\$1,363.35
202784	50	0.89	0.73	\$19,847.68	\$568.21	\$735.19	\$99.43	\$235.15	(\$52.93)	\$1,585.04
202785	50	0.89	0.74	\$20,208.64	\$578.30	\$748.24	\$101.20	\$239.33	(\$143.76)	\$1,523.30
202786	50	0.89	0.42	\$11,399.52	\$325.76	\$421.49	\$57.01	\$134.82	(\$303.75)	\$635.33
221863			0.42	\$11,407.07	\$325.76	\$421.49	\$57.01	\$134.82	(\$303.75)	\$635.33
202787	50	0.89	0.79	\$21,498.42	\$614.61	\$795.22	\$107.55	\$254.35	(\$464.71)	\$1,307.03
202789	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$574.63)	\$1,420.41
202790	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$591.19)	\$1,403.85
202802	50	0.89	0.41	\$11,050.21	\$315.93	\$408.78	\$55.29	\$130.75	(\$222.20)	\$688.55
215113			0.41	\$11,004.46	\$315.93	\$408.78	\$55.29	\$130.75	(\$249.80)	\$660.95
202804	50	0.89	0.77	\$21,043.63	\$601.82	\$778.68	\$105.32	\$249.06	(\$392.82)	\$1,342.06
202805	50	0.89	0.81	\$21,943.39	\$627.15	\$811.44	\$109.75	\$259.54	(\$556.10)	\$1,251.77
202806	50	0.89	0.79	\$21,509.66	\$614.94	\$795.65	\$107.61	\$254.49	(\$481.01)	\$1,291.68
202807	50	0.89	0.77	\$21,060.00	\$602.28	\$779.28	\$105.40	\$249.25	(\$342.05)	\$1,394.16
202808	50	0.89	0.77	\$21,046.82	\$601.91	\$778.80	\$105.33	\$249.10	(\$337.96)	\$1,397.18
202809	50	0.89	0.77	\$21,062.12	\$602.34	\$779.35	\$105.41	\$249.28	(\$342.62)	\$1,393.76
202810	50	0.89	0.78	\$21,334.90	\$610.02	\$789.28	\$106.75	\$252.45	(\$413.43)	\$1,345.06
202811	50	0.89	0.73	\$19,909.59	\$569.89	\$737.36	\$99.73	\$235.85	\$0.00	\$1,642.82
202812	50	0.89	0.79	\$21,584.50	\$617.06	\$798.39	\$107.98	\$255.37	(\$464.82)	\$1,313.97
202813	50	0.89	0.82	\$22,225.85	\$635.07	\$821.69	\$111.13	\$262.82	(\$648.51)	\$1,182.20
202814	50	0.89	0.80	\$21,661.17	\$619.19	\$801.15	\$108.35	\$256.25	(\$497.16)	\$1,287.78
202815	50	0.89	0.77	\$21,061.97	\$602.34	\$779.35	\$105.41	\$249.28	(\$342.56)	\$1,393.81
202816	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$726.28)	\$1,268.76
218048	50	0.89	0.84	\$22,765.05	\$650.69	\$841.91	\$113.87	\$269.29	(\$536.65)	\$1,339.11
218049	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$325.34)	\$1,669.70
218050	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$574.63)	\$1,420.41
218051	50	0.89	0.83	\$22,619.18	\$646.64	\$836.67	\$113.16	\$267.61	(\$467.19)	\$1,396.89
218052	50	0.89	0.88	\$24,019.28	\$685.53	\$886.99	\$119.96	\$283.71	(\$453.37)	\$1,522.83
218053	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$817.44)	\$1,177.60
218054	50	0.89	0.89	\$24,117.34	\$688.26	\$890.51	\$120.44	\$284.83	(\$785.29)	\$1,198.75
218055	50	0.89	0.89	\$24,174.23	\$689.84	\$892.56	\$120.72	\$285.49	(\$658.89)	\$1,329.71

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
218056	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$799.71)	\$1,195.34
218057	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$254.38)	\$1,740.67
218058	50	0.89	0.85	\$23,045.69	\$658.49	\$852.00	\$115.23	\$272.51	(\$748.79)	\$1,149.44
218059	50	0.89	0.81	\$21,892.66	\$626.40	\$810.47	\$109.62	\$259.23	(\$172.21)	\$1,633.51
218060	50	0.89	0.85	\$23,273.30	\$664.81	\$860.18	\$116.34	\$275.13	(\$735.31)	\$1,181.15
218061	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$836.51)	\$1,158.54
218062	50	0.89	0.87	\$23,805.08	\$679.58	\$879.29	\$118.92	\$281.24	(\$621.01)	\$1,338.03
218063	50	0.89	0.81	\$21,994.36	\$629.24	\$814.16	\$110.11	\$260.41	(\$205.21)	\$1,608.72
218064	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$722.86)	\$1,272.18
218065	50	0.89	0.84	\$22,830.47	\$652.51	\$844.26	\$114.19	\$270.04	(\$547.62)	\$1,333.38
218066	55	0.96	0.87	\$23,779.17	\$680.28	\$880.20	\$119.05	\$281.53	\$0.00	\$1,961.06
218067	55	0.96	0.89	\$24,223.34	\$692.64	\$896.19	\$121.21	\$286.65	(\$479.64)	\$1,517.04
218068	55	0.96	0.91	\$24,668.30	\$705.00	\$912.18	\$123.37	\$291.76	(\$622.81)	\$1,409.51
218069	55	0.96	0.88	\$23,902.28	\$683.72	\$884.65	\$119.65	\$282.96	(\$287.83)	\$1,683.14
218070	55	0.96	0.87	\$23,715.19	\$678.49	\$877.88	\$118.73	\$280.79	(\$144.56)	\$1,811.33
218071	55	0.96	0.91	\$24,852.10	\$710.11	\$918.79	\$124.26	\$293.88	(\$667.01)	\$1,380.03
218072	60	1.00	0.95	\$25,906.16	\$740.21	\$957.74	\$129.53	\$306.33	(\$673.14)	\$1,460.68
218073	55	0.96	0.91	\$24,684.75	\$705.46	\$912.77	\$123.45	\$291.95	(\$630.44)	\$1,403.20
218074	60	1.00	0.95	\$25,781.15	\$736.74	\$953.24	\$128.92	\$304.90	(\$693.73)	\$1,430.07
218075	55	0.96	0.90	\$24,539.82	\$701.43	\$907.56	\$122.75	\$290.29	(\$558.36)	\$1,463.66
218076	55	0.96	0.89	\$24,080.60	\$688.68	\$891.06	\$120.51	\$285.01	(\$304.64)	\$1,680.62
218077	55	0.96	0.91	\$24,779.68	\$708.10	\$916.18	\$123.91	\$293.04	(\$75.52)	\$1,465.71
218078	55	0.96	0.88	\$23,848.84	\$682.23	\$882.72	\$119.39	\$282.34	(\$286.05)	\$1,680.63
218079	50	0.89	0.84	\$22,731.58	\$649.76	\$840.71	\$113.70	\$268.90	(\$496.73)	\$1,376.35
218080	50	0.89	0.83	\$22,654.30	\$647.62	\$837.93	\$113.33	\$268.01	(\$487.51)	\$1,379.38
218081	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	50	0.89	0.00	\$0.00	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
218083	50	0.89	0.82	\$22,420.15	\$641.11	\$829.51	\$112.19	\$265.32	(\$442.42)	\$1,405.72
218084	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$454.71)	\$1,540.33
218085	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$799.71)	\$1,195.34
218086	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$665.33)	\$1,329.71
218087	50	0.89	0.88	\$24,101.82	\$687.83	\$889.96	\$120.37	\$284.65	(\$834.68)	\$1,148.13
218088	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$799.40)	\$1,195.64
218089	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$800.37)	\$1,194.68
218090	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$615.67)	\$1,379.38
218091	50	0.89	0.87	\$23,823.41	\$680.09	\$879.95	\$119.01	\$281.45	(\$634.47)	\$1,326.04
218092	50	0.89	0.83	\$22,649.56	\$647.49	\$837.76	\$113.31	\$267.96	(\$484.96)	\$1,381.55
218093	50	0.89	0.83	\$22,623.72	\$646.77	\$836.83	\$113.18	\$267.66	(\$469.18)	\$1,395.26
218094	50	0.89	0.80	\$21,829.00	\$624.62	\$808.17	\$109.30	\$258.49	(\$152.07)	\$1,648.51
218095	50	0.89	0.84	\$22,814.95	\$652.08	\$843.70	\$114.11	\$269.86	(\$549.22)	\$1,330.53
218096	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$454.71)	\$1,540.33
218097	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$665.33)	\$1,329.71
218098	50	0.89	0.84	\$22,933.66	\$655.38	\$847.97	\$114.69	\$271.23	(\$610.32)	\$1,278.94
218099	50	0.89	0.83	\$22,574.21	\$645.39	\$835.05	\$112.94	\$267.09	(\$446.22)	\$1,414.26

Kaufman Public Improvement District No. 1
Phase #1A-1B Assessment Roll - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
218100	50	0.89	0.86	\$23,321.10	\$666.14	\$861.90	\$116.57	\$275.68	(\$394.13)	\$1,526.15
218101	50	0.89	0.83	\$22,528.47	\$644.12	\$833.41	\$112.72	\$266.57	(\$425.21)	\$1,431.61
218102	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$574.63)	\$1,420.41
218103	50	0.89	0.84	\$22,725.18	\$649.59	\$840.48	\$113.67	\$268.83	(\$519.40)	\$1,353.16
218104	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	50	0.89	0.85	\$23,167.15	\$661.86	\$856.36	\$115.82	\$273.91	(\$751.27)	\$1,156.69
218106	50	0.89	0.87	\$23,782.00	\$678.94	\$878.46	\$118.81	\$280.98	(\$542.57)	\$1,414.62
218107	50	0.89	0.89	\$24,254.69	\$692.07	\$895.45	\$121.11	\$286.41	(\$665.33)	\$1,329.71
218108	50	0.89	0.87	\$23,724.59	\$677.35	\$876.40	\$118.53	\$280.32	(\$595.97)	\$1,356.62
218109	50	0.89	0.87	\$23,601.54	\$673.93	\$871.98	\$117.93	\$278.90	(\$510.63)	\$1,432.11
218110	50	0.89	0.86	\$23,339.29	\$666.64	\$862.55	\$116.66	\$275.89	(\$777.71)	\$1,144.03
218111	50	0.89	0.86	\$23,368.14	\$667.45	\$863.59	\$116.80	\$276.22	(\$243.39)	\$1,680.66
218112	50	0.89	0.88	\$23,944.37	\$683.45	\$884.30	\$119.60	\$282.84	(\$640.62)	\$1,329.58
218113	50	0.89	0.87	\$23,589.28	\$673.59	\$871.54	\$117.87	\$278.76	(\$338.47)	\$1,603.29
218114	50	0.89	0.88	\$23,946.53	\$683.51	\$884.37	\$119.61	\$282.87	(\$643.35)	\$1,327.02
218115	50	0.89	0.81	\$21,882.44	\$626.11	\$810.10	\$109.57	\$259.11	(\$169.24)	\$1,635.66
Total		89.99	83.59	\$2,274,915.78	\$65,000.00	\$84,101.37	\$11,374.58	\$26,900.00	(\$49,512.19)	\$137,863.76

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
**2025-26 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – LOTS
TRIGGERED IN 2021-22**

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
202757	\$341,756.00	\$0.3680	\$1,257.66	\$1,799.87	(\$1,872.62)	(\$542.21)	\$1,257.66
202758	\$326,304.00	\$0.3680	\$1,200.80	\$1,822.18	(\$1,794.37)	(\$621.38)	\$1,200.80
202760	\$318,742.00	\$0.3680	\$1,172.97	\$1,835.16	(\$1,752.42)	(\$662.19)	\$1,172.97
202769	\$409,835.00	\$0.3680	\$1,508.19	\$1,687.79	(\$2,254.71)	(\$179.60)	\$1,508.19
202770	\$331,500.00	\$0.3680	\$1,219.92	\$1,853.48	(\$1,984.30)	(\$633.56)	\$1,219.92
202771	\$446,543.00	\$0.3680	\$1,643.28	\$1,625.15	(\$2,461.86)	\$0.00	\$1,625.15
202772	\$408,505.00	\$0.3680	\$1,503.30	\$1,678.79	(\$2,247.45)	(\$175.49)	\$1,503.30
202774	\$321,241.00	\$0.3680	\$1,182.17	\$1,886.77	(\$1,778.26)	(\$704.60)	\$1,182.17
202775	\$352,895.00	\$0.3680	\$1,298.65	\$1,780.34	(\$1,941.69)	(\$481.69)	\$1,298.65
202776	\$346,937.00	\$0.3680	\$1,276.73	\$1,769.94	(\$1,911.66)	(\$493.21)	\$1,276.73
202778	\$374,210.00	\$0.3680	\$1,377.09	\$1,733.29	(\$1,996.01)	(\$356.20)	\$1,377.09
202779	\$318,245.00	\$0.3680	\$1,171.14	\$1,836.10	(\$1,749.52)	(\$664.96)	\$1,171.14
202781	\$379,914.00	\$0.3680	\$1,398.08	\$1,726.10	(\$2,089.36)	(\$328.02)	\$1,398.08
202783	\$370,476.00	\$0.3680	\$1,363.35	\$1,739.28	(\$1,962.09)	(\$375.93)	\$1,363.35
202784	\$430,718.00	\$0.3680	\$1,585.04	\$1,637.98	(\$2,303.27)	(\$52.93)	\$1,585.04
202785	\$413,940.00	\$0.3680	\$1,523.30	\$1,667.06	(\$2,259.25)	(\$143.76)	\$1,523.30
202786	\$172,645.00	\$0.3680	\$635.33	\$939.08	(\$946.96)	(\$303.75)	\$635.33
221863	\$172,645.00	\$0.3680	\$635.33	\$939.08	(\$891.51)	(\$303.75)	\$635.33
202787	\$355,172.00	\$0.3680	\$1,307.03	\$1,771.74	(\$1,954.59)	(\$464.71)	\$1,307.03
202789	\$385,982.00	\$0.3680	\$1,420.41	\$1,995.04	(\$1,675.57)	(\$574.63)	\$1,420.41
202790	\$381,482.00	\$0.3680	\$1,403.85	\$1,995.04	(\$2,097.91)	(\$591.19)	\$1,403.85
202802	\$187,105.00	\$0.3680	\$688.55	\$910.74	(\$1,028.87)	(\$222.20)	\$688.55
215113	\$179,605.00	\$0.3680	\$660.95	\$910.74	(\$989.12)	(\$249.80)	\$660.95
202804	\$364,690.00	\$0.3680	\$1,342.06	\$1,734.88	(\$2,008.47)	(\$392.82)	\$1,342.06
202805	\$340,156.00	\$0.3680	\$1,251.77	\$1,807.88	(\$1,782.88)	(\$556.10)	\$1,251.77
202806	\$351,000.00	\$0.3680	\$1,291.68	\$1,772.69	(\$1,934.95)	(\$481.01)	\$1,291.68
202807	\$378,847.00	\$0.3680	\$1,394.16	\$1,736.21	(\$2,083.30)	(\$342.05)	\$1,394.16
202808	\$379,668.00	\$0.3680	\$1,397.18	\$1,735.14	(\$2,083.39)	(\$337.96)	\$1,397.18
202809	\$378,740.00	\$0.3680	\$1,393.76	\$1,736.38	(\$2,082.71)	(\$342.62)	\$1,393.76
202810	\$365,506.00	\$0.3680	\$1,345.06	\$1,758.50	(\$2,012.26)	(\$413.43)	\$1,345.06
202811	\$458,302.00	\$0.3680	\$1,686.55	\$1,642.82	(\$2,341.84)	\$0.00	\$1,642.82
202812	\$357,057.00	\$0.3680	\$1,313.97	\$1,778.79	(\$1,964.79)	(\$464.82)	\$1,313.97
202813	\$321,251.00	\$0.3680	\$1,182.20	\$1,830.71	(\$1,766.19)	(\$648.51)	\$1,182.20
202814	\$349,941.00	\$0.3680	\$1,287.78	\$1,784.94	(\$1,925.33)	(\$497.16)	\$1,287.78
202815	\$378,753.00	\$0.3680	\$1,393.81	\$1,736.37	(\$2,082.77)	(\$342.56)	\$1,393.81
202816	\$344,773.00	\$0.3680	\$1,268.76	\$1,995.04	(\$1,477.67)	(\$726.28)	\$1,268.76
218048	\$363,888.00	\$0.3680	\$1,339.11	\$1,875.76	(\$2,001.26)	(\$536.65)	\$1,339.11
218049	\$453,723.00	\$0.3680	\$1,669.70	\$1,995.04	(\$2,500.60)	(\$325.34)	\$1,669.70
218050	\$385,982.00	\$0.3680	\$1,420.41	\$1,995.04	(\$2,122.62)	(\$574.63)	\$1,420.41
218051	\$379,590.00	\$0.3680	\$1,396.89	\$1,864.08	(\$2,087.55)	(\$467.19)	\$1,396.89
218052	\$413,812.00	\$0.3680	\$1,522.83	\$1,976.19	(\$2,173.56)	(\$453.37)	\$1,522.83
218053	\$320,000.00	\$0.3680	\$1,177.60	\$1,995.04	(\$1,800.66)	(\$817.44)	\$1,177.60
218054	\$325,748.00	\$0.3680	\$1,198.75	\$1,984.05	(\$1,777.71)	(\$785.29)	\$1,198.75
218055	\$361,334.00	\$0.3680	\$1,329.71	\$1,988.60	(\$1,972.86)	(\$658.89)	\$1,329.71
218056	\$324,820.00	\$0.3680	\$1,195.34	\$1,995.04	(\$1,648.72)	(\$799.71)	\$1,195.34

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
218057	\$374,831.00	\$0.3680	\$1,379.38	\$1,995.04	(\$254.38)	(\$254.38)	\$1,740.67
218058	\$312,347.00	\$0.3680	\$1,149.44	\$1,898.23	(\$1,700.78)	(\$748.79)	\$1,149.44
218059	\$443,888.00	\$0.3680	\$1,633.51	\$1,805.72	(\$2,442.47)	(\$172.21)	\$1,633.51
218060	\$320,964.00	\$0.3680	\$1,181.15	\$1,916.46	(\$1,669.89)	(\$735.31)	\$1,181.15
218061	\$314,820.00	\$0.3680	\$1,158.54	\$1,995.04	(\$1,772.47)	(\$836.51)	\$1,158.54
218062	\$363,594.00	\$0.3680	\$1,338.03	\$1,959.04	(\$1,985.26)	(\$621.01)	\$1,338.03
218063	\$437,151.00	\$0.3680	\$1,608.72	\$1,813.93	(\$2,405.43)	(\$205.21)	\$1,608.72
218064	\$345,701.00	\$0.3680	\$1,272.18	\$1,995.04	(\$1,801.29)	(\$722.86)	\$1,272.18
218065	\$362,331.00	\$0.3680	\$1,333.38	\$1,881.00	(\$1,945.60)	(\$547.62)	\$1,333.38
218066	\$0.00	\$0.3680	\$1,961.06	\$1,961.06	\$0.00	\$0.00	\$1,961.06
218067	\$412,240.00	\$0.3680	\$1,517.04	\$1,996.69	(\$2,271.24)	(\$479.64)	\$1,517.04
218068	\$383,018.00	\$0.3680	\$1,409.51	\$2,032.32	(\$2,091.73)	(\$622.81)	\$1,409.51
218069	\$457,376.00	\$0.3680	\$1,683.14	\$1,970.98	(\$2,529.08)	(\$287.83)	\$1,683.14
218070	\$492,210.00	\$0.3680	\$1,811.33	\$1,955.90	(\$2,605.04)	(\$144.56)	\$1,811.33
218071	\$375,007.00	\$0.3680	\$1,380.03	\$2,047.04	(\$1,909.69)	(\$667.01)	\$1,380.03
218072	\$396,923.00	\$0.3680	\$1,460.68	\$2,133.82	(\$2,023.04)	(\$673.14)	\$1,460.68
218073	\$381,303.00	\$0.3680	\$1,403.20	\$2,033.63	(\$2,082.35)	(\$630.44)	\$1,403.20
218074	\$388,606.00	\$0.3680	\$1,430.07	\$2,123.80	(\$2,137.38)	(\$693.73)	\$1,430.07
218075	\$397,735.00	\$0.3680	\$1,463.66	\$2,022.03	(\$2,150.62)	(\$558.36)	\$1,463.66
218076	\$456,690.00	\$0.3680	\$1,680.62	\$1,985.26	(\$2,337.85)	(\$304.64)	\$1,680.62
218077	\$398,292.00	\$0.3680	\$1,465.71	\$2,041.24	(\$1,977.38)	(\$575.52)	\$1,465.71
218078	\$456,693.00	\$0.3680	\$1,680.63	\$1,966.68	(\$2,527.67)	(\$286.05)	\$1,680.63
218079	\$374,007.00	\$0.3680	\$1,376.35	\$1,873.08	(\$1,981.05)	(\$496.73)	\$1,376.35
218080	\$374,831.00	\$0.3680	\$1,379.38	\$1,866.89	(\$2,061.24)	(\$487.51)	\$1,379.38
218081	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	\$382,625.00	\$0.3680	PREPAID	PREPAID	(\$2,104.09)	\$0.00	PREPAID
218083	\$381,989.00	\$0.3680	\$1,405.72	\$1,848.14	(\$2,194.97)	(\$442.42)	\$1,405.72
218084	\$418,569.00	\$0.3680	\$1,540.33	\$1,995.04	(\$1,857.84)	(\$454.71)	\$1,540.33
218085	\$324,820.00	\$0.3680	\$1,195.34	\$1,995.04	(\$1,407.20)	(\$799.71)	\$1,195.34
218086	\$361,334.00	\$0.3680	\$1,329.71	\$1,995.04	(\$1,548.33)	(\$665.33)	\$1,329.71
218087	\$311,991.00	\$0.3680	\$1,148.13	\$1,982.80	(\$1,705.03)	(\$834.68)	\$1,148.13
218088	\$324,902.00	\$0.3680	\$1,195.64	\$1,995.04	(\$1,754.70)	(\$799.40)	\$1,195.64
218089	\$324,641.00	\$0.3680	\$1,194.68	\$1,995.04	(\$1,771.62)	(\$800.37)	\$1,194.68
218090	\$374,831.00	\$0.3680	\$1,379.38	\$1,995.04	(\$2,061.28)	(\$615.67)	\$1,379.38
218091	\$360,336.00	\$0.3680	\$1,326.04	\$1,960.51	(\$1,967.31)	(\$634.47)	\$1,326.04
218092	\$375,420.00	\$0.3680	\$1,381.55	\$1,866.51	(\$2,064.35)	(\$484.96)	\$1,381.55
218093	\$379,146.00	\$0.3680	\$1,395.26	\$1,864.44	(\$2,085.01)	(\$469.18)	\$1,395.26
218094	\$447,966.00	\$0.3680	\$1,648.51	\$1,800.58	(\$2,467.05)	(\$152.07)	\$1,648.51
218095	\$361,558.00	\$0.3680	\$1,330.53	\$1,879.75	(\$1,974.11)	(\$549.22)	\$1,330.53
218096	\$418,569.00	\$0.3680	\$1,540.33	\$1,995.04	(\$1,857.82)	(\$454.71)	\$1,540.33
218097	\$361,334.00	\$0.3680	\$1,329.71	\$1,995.04	(\$1,548.31)	(\$665.33)	\$1,329.71
218098	\$347,538.00	\$0.3680	\$1,278.94	\$1,889.26	(\$1,910.34)	(\$610.32)	\$1,278.94
218099	\$384,309.00	\$0.3680	\$1,414.26	\$1,860.48	(\$2,113.43)	(\$446.22)	\$1,414.26
218100	\$414,716.00	\$0.3680	\$1,526.15	\$1,920.28	(\$2,281.60)	(\$394.13)	\$1,526.15
218101	\$389,024.00	\$0.3680	\$1,431.61	\$1,856.81	(\$2,139.68)	(\$425.21)	\$1,431.61

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
218102	\$385,982.00	\$0.3680	\$1,420.41	\$1,995.04	(\$2,046.32)	(\$574.63)	\$1,420.41
218103	\$367,707.00	\$0.3680	\$1,353.16	\$1,872.57	(\$2,021.77)	(\$519.40)	\$1,353.16
218104	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	\$314,317.00	\$0.3680	\$1,156.69	\$1,907.96	(\$1,663.83)	(\$751.27)	\$1,156.69
218106	\$384,408.00	\$0.3680	\$1,414.62	\$1,957.19	(\$2,114.02)	(\$542.57)	\$1,414.62
218107	\$361,334.00	\$0.3680	\$1,329.71	\$1,995.04	(\$1,577.52)	(\$665.33)	\$1,329.71
218108	\$368,647.00	\$0.3680	\$1,356.62	\$1,952.60	(\$1,966.81)	(\$595.97)	\$1,356.62
218109	\$389,161.00	\$0.3680	\$1,432.11	\$1,942.74	(\$2,141.07)	(\$510.63)	\$1,432.11
218110	\$310,879.00	\$0.3680	\$1,144.03	\$1,921.74	(\$1,531.98)	(\$777.71)	\$1,144.03
218111	\$456,702.00	\$0.3680	\$1,680.66	\$1,924.05	(\$2,519.87)	(\$243.39)	\$1,680.66
218112	\$361,298.00	\$0.3680	\$1,329.58	\$1,970.19	(\$1,972.77)	(\$640.62)	\$1,329.58
218113	\$435,676.00	\$0.3680	\$1,603.29	\$1,941.76	(\$2,397.21)	(\$338.47)	\$1,603.29
218114	\$360,602.00	\$0.3680	\$1,327.02	\$1,970.37	(\$987.03)	(\$643.35)	\$1,327.02
218115	\$444,472.00	\$0.3680	\$1,635.66	\$1,804.90	(\$2,446.45)	(\$169.24)	\$1,635.66
Total	\$37,232,339.00		\$137,564.33	\$187,375.95	(\$196,439.11)	(\$49,512.19)	\$137,863.76

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

2025-26 - TIRZ CREDIT CALCULATION – LOTS TRIGGERED IN 2021-22

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ³
202757	\$39.85	\$353,243.00	\$0.52047420	\$1,838.44	\$39.85	\$353,243.00	\$0.27959000	\$987.58	\$1,378.83	\$493.79	(\$1,872.62)	(\$542.21)
202758	\$39.85	\$338,482.00	\$0.52047420	\$1,761.62	\$39.85	\$338,482.00	\$0.27959000	\$946.31	\$1,321.21	\$473.16	(\$1,794.37)	(\$621.38)
202760	\$39.85	\$330,569.00	\$0.52047420	\$1,720.43	\$39.85	\$330,569.00	\$0.27959000	\$924.19	\$1,290.32	\$462.09	(\$1,752.42)	(\$662.19)
202769	\$39.85	\$425,316.00	\$0.52047420	\$2,213.56	\$39.85	\$425,316.00	\$0.27959000	\$1,189.09	\$1,660.17	\$594.54	(\$2,254.71)	(\$179.60)
202770	\$39.85	\$374,309.00	\$0.52047420	\$1,948.08	\$39.85	\$374,309.00	\$0.27959000	\$1,046.48	\$1,461.06	\$523.24	(\$1,984.30)	(\$633.56)
202771	\$39.85	\$464,388.00	\$0.52047420	\$2,416.92	\$39.85	\$464,388.00	\$0.27959000	\$1,298.33	\$1,812.69	\$649.16	(\$2,461.86)	\$0.00
202772	\$39.85	\$423,946.00	\$0.52047420	\$2,206.43	\$39.85	\$423,946.00	\$0.27959000	\$1,185.26	\$1,654.82	\$592.63	(\$2,247.45)	(\$175.49)
202774	\$39.85	\$335,445.00	\$0.52047420	\$1,745.81	\$39.85	\$335,445.00	\$0.27959000	\$937.82	\$1,309.35	\$468.91	(\$1,778.26)	(\$704.60)
202775	\$39.85	\$366,272.00	\$0.52047420	\$1,906.25	\$39.85	\$366,272.00	\$0.27959000	\$1,024.01	\$1,429.69	\$512.00	(\$1,941.69)	(\$481.69)
202776	\$39.85	\$360,608.00	\$0.52047420	\$1,876.77	\$39.85	\$360,608.00	\$0.27959000	\$1,008.17	\$1,407.58	\$504.09	(\$1,911.66)	(\$493.21)
202778	\$39.85	\$376,518.00	\$0.52047420	\$1,959.58	\$39.85	\$376,518.00	\$0.27959000	\$1,052.65	\$1,469.69	\$526.33	(\$1,996.01)	(\$356.20)
202779	\$39.85	\$330,024.00	\$0.52047420	\$1,717.59	\$39.85	\$330,024.00	\$0.27959000	\$922.66	\$1,288.19	\$461.33	(\$1,749.52)	(\$664.96)
202781	\$39.85	\$394,126.00	\$0.52047420	\$2,051.23	\$39.85	\$394,126.00	\$0.27959000	\$1,101.88	\$1,538.42	\$550.94	(\$2,089.36)	(\$328.02)
202783	\$39.85	\$370,119.00	\$0.52047420	\$1,926.28	\$39.85	\$370,119.00	\$0.27959000	\$1,034.76	\$1,444.71	\$517.38	(\$1,962.09)	(\$375.93)
202784	\$39.85	\$434,475.00	\$0.52047420	\$2,261.23	\$39.85	\$434,475.00	\$0.27959000	\$1,214.70	\$1,695.92	\$607.35	(\$2,303.27)	(\$52.93)
202785	\$39.85	\$426,181.00	\$0.52047420	\$2,218.02	\$39.85	\$426,181.00	\$0.27959000	\$1,191.48	\$1,663.51	\$595.74	(\$2,259.25)	(\$143.76)
202786	\$19.92	\$178,629.00	\$0.52047420	\$929.67	\$19.92	\$178,629.00	\$0.27959000	\$499.40	\$697.25	\$249.70	(\$946.96)	(\$303.75)
221863	\$19.92	\$168,171.00	\$0.52047420	\$875.23	\$19.92	\$168,171.00	\$0.27959000	\$470.16	\$656.43	\$235.08	(\$891.51)	(\$303.75)
202787	\$39.85	\$368,705.00	\$0.52047420	\$1,918.92	\$39.85	\$368,705.00	\$0.27959000	\$1,030.81	\$1,439.19	\$515.40	(\$1,954.59)	(\$464.71)
202789	\$39.85	\$316,074.00	\$0.52047420	\$1,644.98	\$39.85	\$316,074.00	\$0.27959000	\$883.66	\$1,233.74	\$441.83	(\$1,675.57)	(\$574.63)
202790	\$39.85	\$395,738.00	\$0.52047420	\$2,059.62	\$39.85	\$395,738.00	\$0.27959000	\$1,106.39	\$1,544.71	\$553.20	(\$2,097.91)	(\$591.19)
202802	\$19.92	\$194,082.00	\$0.52047420	\$1,010.09	\$19.92	\$194,082.00	\$0.27959000	\$542.61	\$757.57	\$271.30	(\$1,028.87)	(\$222.20)
215113	\$19.92	\$186,582.00	\$0.52047420	\$971.06	\$19.92	\$186,582.00	\$0.27959000	\$521.64	\$728.30	\$260.82	(\$989.12)	(\$249.80)
202804	\$39.85	\$378,868.00	\$0.52047420	\$1,971.81	\$39.85	\$378,868.00	\$0.27959000	\$1,059.22	\$1,478.86	\$529.61	(\$2,008.47)	(\$392.82)
202805	\$39.85	\$336,316.00	\$0.52047420	\$1,750.34	\$39.85	\$336,316.00	\$0.27959000	\$940.25	\$1,312.75	\$470.13	(\$1,782.88)	(\$556.10)
202806	\$39.85	\$365,001.00	\$0.52047420	\$1,899.63	\$39.85	\$365,001.00	\$0.27959000	\$1,020.45	\$1,424.72	\$510.23	(\$1,934.95)	(\$481.01)
202807	\$39.85	\$392,983.00	\$0.52047420	\$2,045.27	\$39.85	\$392,983.00	\$0.27959000	\$1,098.69	\$1,533.95	\$549.34	(\$2,083.30)	(\$342.05)
202808	\$39.85	\$393,000.00	\$0.52047420	\$2,045.36	\$39.85	\$393,000.00	\$0.27959000	\$1,098.73	\$1,534.02	\$549.37	(\$2,083.39)	(\$337.96)
202809	\$39.85	\$392,871.00	\$0.52047420	\$2,044.69	\$39.85	\$392,871.00	\$0.27959000	\$1,098.37	\$1,533.52	\$549.19	(\$2,082.71)	(\$342.62)
202810	\$39.85	\$379,582.00	\$0.52047420	\$1,975.53	\$39.85	\$379,582.00	\$0.27959000	\$1,061.22	\$1,481.65	\$530.61	(\$2,012.26)	(\$413.43)
202811	\$39.85	\$441,750.00	\$0.52047420	\$2,299.10	\$39.85	\$441,750.00	\$0.27959000	\$1,235.04	\$1,724.32	\$617.52	(\$2,341.84)	\$0.00
202812	\$39.85	\$370,629.00	\$0.52047420	\$1,928.93	\$39.85	\$370,629.00	\$0.27959000	\$1,036.19	\$1,446.70	\$518.09	(\$1,964.79)	(\$464.82)
202813	\$39.85	\$333,167.00	\$0.52047420	\$1,733.95	\$39.85	\$333,167.00	\$0.27959000	\$931.45	\$1,300.46	\$465.72	(\$1,766.19)	(\$648.51)
202814	\$39.85	\$363,186.00	\$0.52047420	\$1,890.19	\$39.85	\$363,186.00	\$0.27959000	\$1,015.38	\$1,417.64	\$507.69	(\$1,925.33)	(\$497.16)
202815	\$39.85	\$392,883.00	\$0.52047420	\$2,044.76	\$39.85	\$392,883.00	\$0.27959000	\$1,098.41	\$1,533.57	\$549.20	(\$2,082.77)	(\$342.56)
202816	\$39.85	\$278,746.00	\$0.52047420	\$1,450.70	\$39.85	\$278,746.00	\$0.27959000	\$779.29	\$1,088.03	\$389.65	(\$1,477.67)	(\$726.28)
218048	\$18.93	\$377,511.00	\$0.52047420	\$1,964.73	\$18.93	\$377,511.00	\$0.27959000	\$1,055.42	\$1,473.55	\$527.71	(\$2,001.26)	(\$536.65)
218049	\$18.93	\$471,688.00	\$0.52047420	\$2,454.96	\$18.93	\$471,688.00	\$0.27959000	\$1,318.76	\$1,841.22	\$659.38	(\$2,500.60)	(\$325.34)
218050	\$18.93	\$400,391.00	\$0.52047420	\$2,083.88	\$18.93	\$400,391.00	\$0.27959000	\$1,119.43	\$1,562.91	\$559.71	(\$2,122.62)	(\$574.63)
218051	\$18.93	\$393,776.00	\$0.52047420	\$2,049.45	\$18.93	\$393,776.00	\$0.27959000	\$1,100.93	\$1,537.09	\$550.47	(\$2,087.55)	(\$467.19)
218052	\$18.93	\$410,000.00	\$0.52047420	\$2,133.89	\$18.93	\$410,000.00	\$0.27959000	\$1,146.29	\$1,600.42	\$573.15	(\$2,173.56)	(\$453.37)
218053	\$18.93	\$339,661.00	\$0.52047420	\$1,767.80	\$18.93	\$339,661.00	\$0.27959000	\$949.63	\$1,325.85	\$474.82	(\$1,800.66)	(\$817.44)
218054	\$18.93	\$335,331.00	\$0.52047420	\$1,745.26	\$18.93	\$335,331.00	\$0.27959000	\$937.52	\$1,308.94	\$468.76	(\$1,777.71)	(\$785.29)
218055	\$18.93	\$372,142.00	\$0.52047420	\$1,936.85	\$18.93	\$372,142.00	\$0.27959000	\$1,040.44	\$1,452.64	\$520.22	(\$1,972.86)	(\$658.89)
218056	\$18.93	\$311,000.00	\$0.52047420	\$1,618.62	\$18.93	\$311,000.00	\$0.27959000	\$869.50	\$1,213.97	\$434.75	(\$1,648.72)	(\$799.71)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ³
218057	\$18.93	\$47,992.00	\$0.52047420	\$249.73	\$18.93	\$47,992.00	\$0.27959000	\$134.15	\$187.30	\$67.08	(\$254.38)	(\$254.38)
218058	\$18.93	\$320,821.00	\$0.52047420	\$1,669.74	\$18.93	\$320,821.00	\$0.27959000	\$896.96	\$1,252.30	\$448.48	(\$1,700.78)	(\$748.79)
218059	\$18.93	\$460,728.00	\$0.52047420	\$2,397.89	\$18.93	\$460,728.00	\$0.27959000	\$1,288.10	\$1,798.42	\$644.05	(\$2,442.47)	(\$172.21)
218060	\$18.93	\$315,000.00	\$0.52047420	\$1,639.41	\$18.93	\$315,000.00	\$0.27959000	\$880.66	\$1,229.56	\$440.33	(\$1,669.89)	(\$735.31)
218061	\$18.93	\$334,344.00	\$0.52047420	\$1,740.12	\$18.93	\$334,344.00	\$0.27959000	\$934.76	\$1,305.09	\$467.38	(\$1,772.47)	(\$836.51)
218062	\$18.93	\$374,480.00	\$0.52047420	\$1,949.02	\$18.93	\$374,480.00	\$0.27959000	\$1,046.98	\$1,461.76	\$523.49	(\$1,985.26)	(\$621.01)
218063	\$18.93	\$453,735.00	\$0.52047420	\$2,361.52	\$18.93	\$453,735.00	\$0.27959000	\$1,268.57	\$1,771.14	\$634.28	(\$2,405.43)	(\$205.21)
218064	\$18.93	\$339,780.00	\$0.52047420	\$1,768.42	\$18.93	\$339,780.00	\$0.27959000	\$949.96	\$1,326.31	\$474.98	(\$1,801.29)	(\$722.86)
218065	\$18.93	\$367,000.00	\$0.52047420	\$1,910.09	\$18.93	\$367,000.00	\$0.27959000	\$1,026.07	\$1,432.57	\$513.03	(\$1,945.60)	(\$547.62)
218066	\$20.42	\$0.00	\$0.52047420	\$0.00	\$20.42	\$0.00	\$0.27959000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218067	\$20.42	\$428,429.00	\$0.52047420	\$2,229.79	\$20.42	\$428,429.00	\$0.27959000	\$1,197.81	\$1,672.34	\$598.90	(\$2,271.24)	(\$479.64)
218068	\$20.42	\$394,567.00	\$0.52047420	\$2,053.55	\$20.42	\$394,567.00	\$0.27959000	\$1,103.13	\$1,540.16	\$551.57	(\$2,091.73)	(\$622.81)
218069	\$20.42	\$477,063.00	\$0.52047420	\$2,482.92	\$20.42	\$477,063.00	\$0.27959000	\$1,333.78	\$1,862.19	\$666.89	(\$2,529.08)	(\$287.83)
218070	\$20.42	\$491,404.00	\$0.52047420	\$2,557.50	\$20.42	\$491,404.00	\$0.27959000	\$1,373.84	\$1,918.12	\$686.92	(\$2,605.04)	(\$144.56)
218071	\$20.42	\$360,234.00	\$0.52047420	\$1,874.83	\$20.42	\$360,234.00	\$0.27959000	\$1,007.13	\$1,406.12	\$503.56	(\$1,909.69)	(\$667.01)
218072	\$21.27	\$381,613.00	\$0.52047420	\$1,986.11	\$21.27	\$381,613.00	\$0.27959000	\$1,066.91	\$1,489.59	\$533.45	(\$2,023.04)	(\$673.14)
218073	\$20.42	\$392,799.00	\$0.52047420	\$2,044.34	\$20.42	\$392,799.00	\$0.27959000	\$1,098.19	\$1,533.26	\$549.09	(\$2,082.35)	(\$630.44)
218074	\$21.27	\$403,181.00	\$0.52047420	\$2,098.37	\$21.27	\$403,181.00	\$0.27959000	\$1,127.21	\$1,573.78	\$563.60	(\$2,137.38)	(\$693.73)
218075	\$20.42	\$405,682.00	\$0.52047420	\$2,111.37	\$20.42	\$405,682.00	\$0.27959000	\$1,134.19	\$1,583.52	\$567.10	(\$2,150.62)	(\$558.36)
218076	\$20.42	\$441,000.00	\$0.52047420	\$2,295.18	\$20.42	\$441,000.00	\$0.27959000	\$1,232.93	\$1,721.38	\$616.47	(\$2,337.85)	(\$304.64)
218077	\$20.42	\$373,000.00	\$0.52047420	\$1,941.29	\$20.42	\$373,000.00	\$0.27959000	\$1,042.83	\$1,455.96	\$521.41	(\$1,977.38)	(\$575.52)
218078	\$20.42	\$476,797.00	\$0.52047420	\$2,481.53	\$20.42	\$476,797.00	\$0.27959000	\$1,333.04	\$1,861.15	\$666.52	(\$2,527.67)	(\$286.05)
218079	\$18.93	\$373,688.00	\$0.52047420	\$1,944.89	\$18.93	\$373,688.00	\$0.27959000	\$1,044.76	\$1,458.67	\$522.38	(\$1,981.05)	(\$496.73)
218080	\$18.93	\$388,819.00	\$0.52047420	\$2,023.62	\$18.93	\$388,819.00	\$0.27959000	\$1,087.05	\$1,517.71	\$543.53	(\$2,061.24)	(\$487.51)
218081	\$0.00	\$500.00	\$0.52047420	\$0.00	\$0.00	\$500.00	\$0.27959000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218082	\$18.93	\$396,900.00	\$0.52047420	\$2,065.69	\$18.93	\$396,900.00	\$0.27959000	\$1,109.65	\$1,549.27	\$554.83	(\$2,104.09)	\$0.00
218083	\$18.93	\$414,035.00	\$0.52047420	\$2,154.90	\$18.93	\$414,035.00	\$0.27959000	\$1,157.58	\$1,616.18	\$578.79	(\$2,194.97)	(\$442.42)
218084	\$18.93	\$350,445.00	\$0.52047420	\$1,823.93	\$18.93	\$350,445.00	\$0.27959000	\$979.79	\$1,367.95	\$489.89	(\$1,857.84)	(\$454.71)
218085	\$18.93	\$265,442.00	\$0.52047420	\$1,381.52	\$18.93	\$265,442.00	\$0.27959000	\$742.13	\$1,036.14	\$371.06	(\$1,407.20)	(\$799.71)
218086	\$18.93	\$292,063.00	\$0.52047420	\$1,520.07	\$18.93	\$292,063.00	\$0.27959000	\$816.56	\$1,140.05	\$408.28	(\$1,548.33)	(\$665.33)
218087	\$18.93	\$321,620.00	\$0.52047420	\$1,673.91	\$18.93	\$321,620.00	\$0.27959000	\$899.19	\$1,255.43	\$449.60	(\$1,705.03)	(\$834.68)
218088	\$18.93	\$330,990.00	\$0.52047420	\$1,722.68	\$18.93	\$330,990.00	\$0.27959000	\$925.39	\$1,292.01	\$462.70	(\$1,754.70)	(\$799.40)
218089	\$18.93	\$334,180.00	\$0.52047420	\$1,739.28	\$18.93	\$334,180.00	\$0.27959000	\$934.31	\$1,304.46	\$467.16	(\$1,771.62)	(\$800.37)
218090	\$18.93	\$388,819.00	\$0.52047420	\$2,023.66	\$18.93	\$388,819.00	\$0.27959000	\$1,087.08	\$1,517.75	\$543.54	(\$2,061.28)	(\$615.67)
218091	\$18.93	\$371,095.00	\$0.52047420	\$1,931.40	\$18.93	\$371,095.00	\$0.27959000	\$1,037.52	\$1,448.55	\$518.76	(\$1,967.31)	(\$634.47)
218092	\$18.93	\$389,403.00	\$0.52047420	\$2,026.67	\$18.93	\$389,403.00	\$0.27959000	\$1,088.69	\$1,520.00	\$544.35	(\$2,064.35)	(\$484.96)
218093	\$18.93	\$393,304.00	\$0.52047420	\$2,046.95	\$18.93	\$393,304.00	\$0.27959000	\$1,099.59	\$1,535.21	\$549.79	(\$2,085.01)	(\$699.18)
218094	\$18.93	\$465,361.00	\$0.52047420	\$2,422.02	\$18.93	\$465,361.00	\$0.27959000	\$1,301.07	\$1,816.52	\$650.53	(\$2,467.05)	(\$152.07)
218095	\$18.93	\$372,379.00	\$0.52047420	\$1,938.07	\$18.93	\$372,379.00	\$0.27959000	\$1,041.10	\$1,453.56	\$520.55	(\$1,974.11)	(\$549.22)
218096	\$18.93	\$350,445.00	\$0.52047420	\$1,823.91	\$18.93	\$350,445.00	\$0.27959000	\$979.78	\$1,367.94	\$489.89	(\$1,857.82)	(\$454.71)
218097	\$18.93	\$292,063.00	\$0.52047420	\$1,520.05	\$18.93	\$292,063.00	\$0.27959000	\$816.55	\$1,140.04	\$408.27	(\$1,548.31)	(\$665.33)
218098	\$18.93	\$360,351.00	\$0.52047420	\$1,875.47	\$18.93	\$360,351.00	\$0.27959000	\$1,007.47	\$1,406.60	\$503.74	(\$1,910.34)	(\$610.32)
218099	\$18.93	\$398,659.00	\$0.52047420	\$2,074.85	\$18.93	\$398,659.00	\$0.27959000	\$1,114.58	\$1,556.14	\$557.29	(\$2,113.43)	(\$446.22)
218100	\$18.93	\$430,381.00	\$0.52047420	\$2,239.96	\$18.93	\$430,381.00	\$0.27959000	\$1,203.27	\$1,679.97	\$601.63	(\$2,281.60)	(\$394.13)
218101	\$18.93	\$403,611.00	\$0.52047420	\$2,100.63	\$18.93	\$403,611.00	\$0.27959000	\$1,128.42	\$1,575.47	\$564.21	(\$2,139.68)	(\$425.21)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Lots Triggered for Collection in 2021-22

Incremental Taxes									TIRZ Credit			
Parcel	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ³
218102	\$18.93	\$386,000.00	\$0.52047420	\$2,008.97	\$18.93	\$386,000.00	\$0.27959000	\$1,079.18	\$1,506.73	\$539.59	(\$2,046.32)	(\$574.63)
218103	\$18.93	\$381,375.00	\$0.52047420	\$1,984.86	\$18.93	\$381,375.00	\$0.27959000	\$1,066.24	\$1,488.65	\$533.12	(\$2,021.77)	(\$519.40)
218104	\$0.00	\$500.00	\$0.52047420	\$0.00	\$0.00	\$500.00	\$0.27959000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
218105	\$18.93	\$313,857.00	\$0.52047420	\$1,633.46	\$18.93	\$313,857.00	\$0.27959000	\$877.47	\$1,225.10	\$438.73	(\$1,663.83)	(\$751.27)
218106	\$18.93	\$398,768.00	\$0.52047420	\$2,075.43	\$18.93	\$398,768.00	\$0.27959000	\$1,114.89	\$1,556.57	\$557.44	(\$2,114.02)	(\$542.57)
218107	\$18.93	\$297,570.00	\$0.52047420	\$1,548.72	\$18.93	\$297,570.00	\$0.27959000	\$831.95	\$1,161.54	\$415.97	(\$1,577.52)	(\$665.33)
218108	\$18.93	\$371,000.00	\$0.52047420	\$1,930.91	\$18.93	\$371,000.00	\$0.27959000	\$1,037.25	\$1,448.18	\$518.63	(\$1,966.81)	(\$595.97)
218109	\$18.93	\$403,871.00	\$0.52047420	\$2,101.99	\$18.93	\$403,871.00	\$0.27959000	\$1,129.15	\$1,576.49	\$564.58	(\$2,141.07)	(\$510.63)
218110	\$18.93	\$288,981.00	\$0.52047420	\$1,504.02	\$18.93	\$288,981.00	\$0.27959000	\$807.93	\$1,128.01	\$403.97	(\$1,531.98)	(\$777.71)
218111	\$18.93	\$475,322.00	\$0.52047420	\$2,473.88	\$18.93	\$475,322.00	\$0.27959000	\$1,328.92	\$1,855.41	\$664.46	(\$2,519.87)	(\$243.39)
218112	\$18.93	\$372,125.00	\$0.52047420	\$1,936.76	\$18.93	\$372,125.00	\$0.27959000	\$1,040.40	\$1,452.57	\$520.20	(\$1,972.77)	(\$640.62)
218113	\$18.93	\$452,185.00	\$0.52047420	\$2,353.45	\$18.93	\$452,185.00	\$0.27959000	\$1,264.24	\$1,765.09	\$632.12	(\$2,397.21)	(\$338.47)
218114	\$18.93	\$186,190.00	\$0.52047420	\$969.02	\$18.93	\$186,190.00	\$0.27959000	\$520.54	\$726.76	\$260.27	(\$987.03)	(\$643.35)
218115	\$18.93	\$461,479.00	\$0.52047420	\$2,401.80	\$18.93	\$461,479.00	\$0.27959000	\$1,290.20	\$1,801.35	\$645.10	(\$2,446.45)	(\$169.24)
Total	\$2,625.33	\$37,055,909.00		\$192,853.65	\$2,625.33	\$37,055,909.00		\$103,597.74	\$144,640.24	\$51,798.87	(\$196,439.11)	(\$49,512.19)

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 C-4

**2025-26 ASSESSMENT PRINCIPAL REDUCTIONS PHASE #1A-1B
LOTS TRIGGERED IN 2021-22**

Kaufman Public Improvement District No. 1
Phase #1A-1B - 2025-26 Principal Reductions
Lots Triggered for Collection in 2021-22

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
202757	\$23,856.96	(\$631.47)	(\$1,380.10)	\$21,845.39
202758	\$23,982.75	(\$634.80)	(\$1,227.37)	\$22,120.58
202760	\$24,057.45	(\$636.77)	(\$1,139.96)	\$22,280.72
202769	\$23,220.25	(\$614.61)	(\$2,143.05)	\$20,462.59
202770	\$24,626.96	(\$651.85)	(\$1,480.72)	\$22,494.39
202771	\$22,861.72	(\$605.12)	(\$2,566.79)	\$19,689.81
202772	\$23,128.28	(\$612.18)	(\$2,163.49)	\$20,352.61
202774	\$24,671.45	(\$653.03)	(\$1,109.45)	\$22,908.97
202775	\$23,747.03	(\$628.56)	(\$1,514.07)	\$21,604.40
202776	\$23,687.13	(\$626.97)	(\$1,584.12)	\$21,476.04
202778	\$23,405.33	(\$619.51)	(\$1,759.95)	\$21,025.87
202779	\$24,062.93	(\$636.92)	(\$1,133.69)	\$22,292.32
202781	\$23,390.01	(\$619.11)	(\$1,834.46)	\$20,936.45
202783	\$23,520.74	(\$622.57)	(\$1,800.53)	\$21,097.64
202784	\$22,947.90	(\$607.41)	(\$2,492.81)	\$19,847.68
202785	\$23,031.51	(\$609.62)	(\$2,213.25)	\$20,208.64
202786	\$12,381.72	(\$327.73)	(\$654.48)	\$11,399.52
221863	\$12,381.72	(\$327.73)	(\$646.92)	\$11,407.07
202787	\$23,691.29	(\$627.08)	(\$1,565.79)	\$21,498.42
202789	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
202790	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
202802	\$12,209.58	(\$323.17)	(\$836.19)	\$11,050.21
215113	\$12,209.58	(\$323.17)	(\$881.95)	\$11,004.46
202804	\$23,485.22	(\$621.63)	(\$1,819.96)	\$21,043.63
202805	\$23,929.67	(\$633.39)	(\$1,352.89)	\$21,943.39
202806	\$23,713.55	(\$627.67)	(\$1,576.22)	\$21,509.66
202807	\$23,492.69	(\$621.83)	(\$1,810.86)	\$21,060.00
202808	\$23,485.13	(\$621.63)	(\$1,816.68)	\$21,046.82
202809	\$23,493.66	(\$621.85)	(\$1,809.69)	\$21,062.12
202810	\$23,621.29	(\$625.23)	(\$1,661.16)	\$21,334.90
202811	\$22,894.17	(\$605.98)	(\$2,378.59)	\$19,909.59
202812	\$23,766.53	(\$629.07)	(\$1,552.96)	\$21,584.50
202813	\$24,031.61	(\$636.09)	(\$1,169.67)	\$22,225.85

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
202814	\$23,772.88	(\$629.24)	(\$1,482.47)	\$21,661.17
202815	\$23,493.60	(\$621.85)	(\$1,809.78)	\$21,061.97
202816	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218048	\$24,914.14	(\$659.45)	(\$1,489.65)	\$22,765.05
218049	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218050	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218051	\$24,914.14	(\$659.45)	(\$1,635.51)	\$22,619.18
218052	\$24,914.14	(\$659.45)	(\$235.41)	\$24,019.28
218053	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218054	\$24,914.14	(\$659.45)	(\$137.35)	\$24,117.34
218055	\$24,914.14	(\$659.45)	(\$80.47)	\$24,174.23
218056	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218057	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218058	\$24,914.14	(\$659.45)	(\$1,209.01)	\$23,045.69
218059	\$24,829.17	(\$657.20)	(\$2,279.31)	\$21,892.66
218060	\$24,914.14	(\$659.45)	(\$981.39)	\$23,273.30
218061	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218062	\$24,914.14	(\$659.45)	(\$449.61)	\$23,805.08
218063	\$24,858.91	(\$657.99)	(\$2,206.56)	\$21,994.36
218064	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218065	\$24,914.14	(\$659.45)	(\$1,424.23)	\$22,830.47
218066	\$26,845.52	(\$710.57)	(\$2,355.78)	\$23,779.17
218067	\$26,873.68	(\$711.32)	(\$1,939.02)	\$24,223.34
218068	\$26,873.68	(\$711.32)	(\$1,494.07)	\$24,668.30
218069	\$26,873.68	(\$711.32)	(\$2,260.09)	\$23,902.28
218070	\$26,827.16	(\$710.08)	(\$2,401.88)	\$23,715.19
218071	\$26,873.68	(\$711.32)	(\$1,310.26)	\$24,852.10
218072	\$27,993.42	(\$740.95)	(\$1,346.30)	\$25,906.16
218073	\$26,873.68	(\$711.32)	(\$1,477.62)	\$24,684.75
218074	\$27,993.42	(\$740.95)	(\$1,471.31)	\$25,781.15
218075	\$26,873.68	(\$711.32)	(\$1,622.55)	\$24,539.82
218076	\$26,873.68	(\$711.32)	(\$2,081.77)	\$24,080.60
218077	\$26,873.68	(\$711.32)	(\$1,382.69)	\$24,779.68
218078	\$26,865.60	(\$711.10)	(\$2,305.66)	\$23,848.84
218079	\$24,914.14	(\$659.45)	(\$1,523.11)	\$22,731.58
218080	\$24,914.14	(\$659.45)	(\$1,600.40)	\$22,654.30
218082	PREPAID	\$0.00	\$0.00	\$0.00

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
218083	\$24,914.14	(\$659.45)	(\$1,834.54)	\$22,420.15
218084	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218085	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218086	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218087	\$24,914.14	(\$659.45)	(\$152.88)	\$24,101.82
218088	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218089	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218090	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218091	\$24,914.14	(\$659.45)	(\$431.28)	\$23,823.41
218092	\$24,914.14	(\$659.45)	(\$1,605.14)	\$22,649.56
218093	\$24,914.14	(\$659.45)	(\$1,630.97)	\$22,623.72
218094	\$24,810.94	(\$656.72)	(\$2,325.23)	\$21,829.00
218095	\$24,914.14	(\$659.45)	(\$1,439.75)	\$22,814.95
218096	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218097	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218098	\$24,914.14	(\$659.45)	(\$1,321.03)	\$22,933.66
218099	\$24,914.14	(\$659.45)	(\$1,680.48)	\$22,574.21
218100	\$24,914.14	(\$659.45)	(\$933.59)	\$23,321.10
218101	\$24,914.14	(\$659.45)	(\$1,726.23)	\$22,528.47
218102	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218103	\$24,914.14	(\$659.45)	(\$1,529.51)	\$22,725.18
218105	\$24,914.14	(\$659.45)	(\$1,087.55)	\$23,167.15
218106	\$24,914.14	(\$659.45)	(\$472.70)	\$23,782.00
218107	\$24,914.14	(\$659.45)	\$0.00	\$24,254.69
218108	\$24,914.14	(\$659.45)	(\$530.10)	\$23,724.59
218109	\$24,914.14	(\$659.45)	(\$653.15)	\$23,601.54
218110	\$24,914.14	(\$659.45)	(\$915.40)	\$23,339.29
218111	\$24,914.14	(\$659.45)	(\$886.55)	\$23,368.14
218112	\$24,914.14	(\$659.45)	(\$310.33)	\$23,944.37
218113	\$24,914.14	(\$659.45)	(\$665.41)	\$23,589.28
218114	\$24,914.14	(\$659.45)	(\$308.16)	\$23,946.53
218115	\$24,826.25	(\$657.12)	(\$2,286.69)	\$21,882.44
Total	\$2,455,713.49	(\$65,000.00)	(\$115,797.71)	\$2,274,915.78

1 - Excess TIRZ Principal Reduction includes \$108,518.42 in excess TIRZ Revenues generated in 2024-25 and \$7,279.29 in available Reserve Funds.

APPENDIX D-1
2025-26 ASSESSMENT ROLL SUMMARY – PHASE #2A-2B

Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2025-26

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
223329	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.54)	\$2,463.28
223330	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223331	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223332	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223333	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223334	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223335	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223336	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223337	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223338	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223339	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223340	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223341	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223342	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223343	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223344	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223345	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223346	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223347	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223348	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223349	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223350	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223351	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223352	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223353	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223354	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223355	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223356	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223357	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223358	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223359	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223360	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223361	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223362	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223363	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223364	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223365	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223366	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223367	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223368	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223369	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223370	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223371	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223372	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.53)	\$2,750.75

Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2025-26

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
223373	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223374	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223375	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223376	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223377	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223378	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223379	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223380	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223381	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223382	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223383	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223384	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223385	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223386	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223387	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223388	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223389	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223390	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223391	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223392	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223393	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223394	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223395	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223396	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223397	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223398	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223399	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223400	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223401	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223402	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223403	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223404	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223405	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223406	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223407	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223408	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223409	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223410	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223411	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223412	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223413	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223414	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223415	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223416	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20

Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2025-26

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
223417	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223418	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.08)	\$3,127.90
223419	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.06)	\$2,968.22
223420	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.05)	\$3,127.93
223421	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223422	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.08)	\$3,127.90
223423	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223424	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.08)	\$3,127.90
223425	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223426	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223427	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223428	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223429	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223430	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.07)	\$2,968.21
223431	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223432	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.07)	\$2,968.21
223433	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223434	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223435	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.08)	\$3,127.90
223436	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.07)	\$2,968.21
223437	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.07)	\$2,968.21
223439	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.07)	\$2,968.21
223440	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223441	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223442	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223443	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223444	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$66.07)	\$3,287.61
223445	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223446	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223447	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223448	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223449	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223450	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223451	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223452	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223453	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223454	Common Area	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.07)	\$2,968.21
223456	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223457	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223458	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223459	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223460	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$66.07)	\$3,287.61
223461	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73

Kaufman Public Improvement District No. 1
Phases #2A-2B Assessment Roll - 2025-26

Parcel	Lot Size	Initial Equivalent Unit	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	TIRZ Credit	2025-26 Annual Installments
223462	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223463	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223464	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$66.07)	\$3,127.91
223465	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223466	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$66.08)	\$2,968.20
223467	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.09)	\$2,680.73
223468	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$66.07)	\$2,680.75
223472	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223473	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223474	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223475	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223476	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223477	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223478	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223479	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223480	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223481	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223482	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223483	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223484	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223485	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.53)	\$2,750.75
223486	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.53)	\$2,750.75
223487	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223488	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223489	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223490	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223491	65	1.05	1.05	\$37,429	\$587.93	\$2,339.32	\$187.15	\$239.27	(\$283.53)	\$3,070.14
223492	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223493	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223494	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223495	60	1.00	1.00	\$35,647	\$559.93	\$2,227.93	\$178.23	\$227.88	(\$283.53)	\$2,910.44
223496	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223497	55	0.95	0.95	\$33,865	\$531.94	\$2,116.53	\$169.32	\$216.49	(\$283.54)	\$2,750.74
223498	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.55)	\$2,463.27
223499	50	0.86	0.86	\$30,656	\$481.54	\$1,916.02	\$153.28	\$195.98	(\$283.53)	\$2,463.29
223500	Common Area	0.00	0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		153.59	153.59	\$5,475,000	\$86,000.00	\$342,187.50	\$27,375.00	\$35,000.00	(\$32,715.23)	\$457,847.27

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

APPENDIX D-2

2025-26 TIRZ CREDIT TAX RATE EQUIVALENT CALCULATION – PHASE #2A-2B

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Phase 2A-2B

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
223329	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.54)	(\$283.54)	\$2,463.28
223330	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223331	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223332	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223333	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223334	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223335	\$578,440.00	\$0.3680	\$2,128.66	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223336	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223337	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223338	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223339	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223340	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223341	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223342	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223343	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223344	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223345	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223346	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223347	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223348	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223349	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223350	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223351	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223352	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223353	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223354	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223355	\$294,331.00	\$0.3680	\$1,083.14	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223356	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223357	\$267,533.00	\$0.3680	\$984.52	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223358	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223359	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223360	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223361	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223362	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223363	\$63,750.00	\$0.3680	\$234.60	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223364	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223365	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223366	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223367	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223368	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223369	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223370	\$63,750.00	\$0.3680	\$234.60	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223371	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223372	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.53)	(\$283.53)	\$2,750.75
223373	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223374	\$377,136.00	\$0.3680	\$1,387.86	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223375	\$375,078.00	\$0.3680	\$1,380.29	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223376	\$277,042.00	\$0.3680	\$1,019.51	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223377	\$426,576.00	\$0.3680	\$1,569.80	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223378	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Phase 2A-2B

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
223379	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223380	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223381	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223382	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223383	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223384	\$350,497.00	\$0.3680	\$1,289.83	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223385	\$319,143.00	\$0.3680	\$1,174.45	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223386	\$452,281.00	\$0.3680	\$1,664.39	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223387	\$314,553.00	\$0.3680	\$1,157.56	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223388	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223389	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223390	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223391	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223392	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223393	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223394	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223395	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223396	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223397	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223398	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223399	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223400	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223401	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223402	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223403	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223404	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223405	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223406	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223407	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223408	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223409	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223410	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223411	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223412	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223413	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223414	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223415	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223416	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223417	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223418	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.08)	(\$66.08)	\$3,127.90
223419	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.06)	(\$66.06)	\$2,968.22
223420	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.05)	(\$66.05)	\$3,127.93
223421	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223422	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.08)	(\$66.08)	\$3,127.90
223423	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223424	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.08)	(\$66.08)	\$3,127.90
223425	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223426	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223427	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223428	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20

Kaufman Public Improvement District No. 1
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Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
223429	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223430	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.07)	(\$66.07)	\$2,968.21
223431	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223432	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.07)	(\$66.07)	\$2,968.21
223433	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223434	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223435	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.08)	(\$66.08)	\$3,127.90
223436	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.07)	(\$66.07)	\$2,968.21
223437	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.07)	(\$66.07)	\$2,968.21
223439	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.07)	(\$66.07)	\$2,968.21
223440	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223441	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223442	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223443	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223444	\$11,232.00	\$0.3680	\$41.33	\$3,353.67	(\$66.07)	(\$66.07)	\$3,287.61
223445	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223446	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223447	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223448	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223449	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223450	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223451	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223452	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223453	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223454	\$0.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.07)	(\$66.07)	\$2,968.21
223456	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223457	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223458	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223459	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223460	\$11,232.00	\$0.3680	\$41.33	\$3,353.67	(\$66.07)	(\$66.07)	\$3,287.61
223461	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223462	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223463	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223464	\$11,232.00	\$0.3680	\$41.33	\$3,193.97	(\$66.07)	(\$66.07)	\$3,127.91
223465	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223466	\$11,232.00	\$0.3680	\$41.33	\$3,034.28	(\$66.08)	(\$66.08)	\$2,968.20
223467	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.09)	(\$66.09)	\$2,680.73
223468	\$11,232.00	\$0.3680	\$41.33	\$2,746.82	(\$66.07)	(\$66.07)	\$2,680.75
223472	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223473	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223474	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223475	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223476	\$63,750.00	\$0.3680	\$234.60	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223477	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223478	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223479	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223480	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223481	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223482	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27

Kaufman Public Improvement District No. 1
TIRZ Credit CAP Calculation - 2025-26
Phase 2A-2B

Parcel	2025 TAXABLE VALUE	NET MINIMUM ANNUAL INSTALLMENT TAX RATE EQUIVALENT CAP ¹	2025-26 MINIMUM ANNUAL INSTALLMENTS	GROSS 2025-26 ANNUAL INSTALLMENTS (a)	2025-26 TIRZ CREDIT GENERATED ²	2025-26 MAXIMUM TIRZ CREDIT (b) ³	2025-26 NET ANNUAL INSTALLMENT (a + b)
223483	\$377,610.00	\$0.3680	\$1,389.60	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223484	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223485	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.53)	(\$283.53)	\$2,750.75
223486	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.53)	(\$283.53)	\$2,750.75
223487	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223488	\$357,135.00	\$0.3680	\$1,314.26	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223489	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223490	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223491	\$63,750.00	\$0.3680	\$234.60	\$3,353.67	(\$283.53)	(\$283.53)	\$3,070.14
223492	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223493	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223494	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223495	\$63,750.00	\$0.3680	\$234.60	\$3,193.97	(\$283.53)	(\$283.53)	\$2,910.44
223496	\$63,750.00	\$0.3680	\$234.60	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223497	\$63,750.00	\$0.3680	\$234.60	\$3,034.28	(\$283.54)	(\$283.54)	\$2,750.74
223498	\$425,367.00	\$0.3680	\$1,565.35	\$2,746.82	(\$283.55)	(\$283.55)	\$2,463.27
223499	\$377,629.00	\$0.3680	\$1,389.67	\$2,746.82	(\$283.53)	(\$283.53)	\$2,463.29
223500	\$500.00	\$0.3680	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$11,730,913.00		\$43,167.92	\$490,562.50	(\$32,715.23)	(\$32,715.23)	\$457,847.27

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 D-3
2025-26 - TIRZ CREDIT CALCULATION – PHASE #2A-2B

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ²
223329	50	\$22.61	\$53,499.00	\$0.52047420	\$278.37	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223330	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223331	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223332	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223333	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223334	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223335	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223336	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223337	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223338	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223339	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223340	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223341	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223342	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223343	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223344	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223345	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223346	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223347	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223348	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223349	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223350	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223351	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223352	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223353	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223354	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223355	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223356	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223357	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223358	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223359	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223360	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223361	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223362	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223363	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223364	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223365	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223366	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223367	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223368	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223369	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223370	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223371	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223372	55	\$24.98	\$53,499.00	\$0.52047420	\$278.35	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223373	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223374	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223375	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223376	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223377	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223378	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223379	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223380	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ²
223381	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223382	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223383	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223384	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223385	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223386	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223387	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223388	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223389	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223390	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223391	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223392	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223393	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223394	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223395	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223396	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223397	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223398	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223399	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223400	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223401	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223402	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223403	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223404	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223405	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223406	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223407	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223408	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223409	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223410	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223411	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223412	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223413	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223414	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223415	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223416	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223417	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223418	60	\$26.29	\$12,480.00	\$0.52047420	\$64.87	\$26.29	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223419	55	\$24.98	\$12,480.00	\$0.52047420	\$64.85	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.64	\$17.42	(\$66.06)	(\$66.06)
223420	60	\$26.29	\$12,480.00	\$0.52047420	\$64.84	\$26.29	\$12,480.00	\$0.27959000	\$34.83	\$48.63	\$17.42	(\$66.05)	(\$66.05)
223421	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223422	60	\$26.29	\$12,480.00	\$0.52047420	\$64.87	\$26.29	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223423	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223424	60	\$26.29	\$12,480.00	\$0.52047420	\$64.87	\$26.29	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223425	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223426	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223427	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223428	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223429	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223430	55	\$24.98	\$12,480.00	\$0.52047420	\$64.86	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223431	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223432	55	\$24.98	\$12,480.00	\$0.52047420	\$64.86	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ²
223433	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223434	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223435	60	\$26.29	\$12,480.00	\$0.52047420	\$64.87	\$26.29	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223436	55	\$24.98	\$12,480.00	\$0.52047420	\$64.86	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223437	55	\$24.98	\$12,480.00	\$0.52047420	\$64.86	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223439	55	\$24.98	\$12,480.00	\$0.52047420	\$64.86	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223440	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223441	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223442	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223443	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223444	65	\$27.61	\$12,480.00	\$0.52047420	\$64.86	\$27.61	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223445	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223446	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223447	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223448	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223449	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223450	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223451	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223452	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223453	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223454	Common Area	\$0.00	\$0.00	\$0.52047420	\$0.00	\$0.00	\$0.00	\$0.27959000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455		55	\$24.98	\$12,480.00	\$0.52047420	\$64.86	\$24.98	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)
223456	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223457	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223458	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223459	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223460	65	\$27.61	\$12,480.00	\$0.52047420	\$64.86	\$27.61	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223461	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223462	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223463	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223464	60	\$26.29	\$12,480.00	\$0.52047420	\$64.86	\$26.29	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223465	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223466	55	\$24.98	\$12,480.00	\$0.52047420	\$64.87	\$24.98	\$12,480.00	\$0.27959000	\$34.85	\$48.65	\$17.42	(\$66.08)	(\$66.08)
223467	50	\$22.61	\$12,480.00	\$0.52047420	\$64.88	\$22.61	\$12,480.00	\$0.27959000	\$34.85	\$48.66	\$17.43	(\$66.09)	(\$66.09)
223468	50	\$22.61	\$12,480.00	\$0.52047420	\$64.86	\$22.61	\$12,480.00	\$0.27959000	\$34.84	\$48.65	\$17.42	(\$66.07)	(\$66.07)
223472	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223473	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223474	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223475	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223476	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223477	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223478	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223479	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223480	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223481	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223482	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223483	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223484	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223485	55	\$24.98	\$53,499.00	\$0.52047420	\$278.35	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223486	55	\$24.98	\$53,499.00	\$0.52047420	\$278.35	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223487	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223488	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation - 2025-26
Phase #2A-2B Lots

Incremental Taxes										TIRZ Credit			
Parcel ¹	Lot Size	Base Year Taxable Value (CITY)	2024 Taxable Value (CITY)	2024 M&O Tax Rate (CITY)	2024 Incremental Taxes (CITY)	Base Year Taxable Value (COUNTY)	2024 Taxable Value (COUNTY)	2024 M&O Tax Rate (COUNTY)	2024 Incremental Taxes (COUNTY)	City (75%)	Kaufman County (50%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit ²
223489	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223490	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223491	65	\$27.61	\$53,499.00	\$0.52047420	\$278.35	\$27.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223492	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223493	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223494	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223495	60	\$26.29	\$53,499.00	\$0.52047420	\$278.35	\$26.29	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223496	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223497	55	\$24.98	\$53,499.00	\$0.52047420	\$278.37	\$24.98	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.77	(\$283.54)	(\$283.54)
223498	50	\$22.61	\$53,499.00	\$0.52047420	\$278.38	\$22.61	\$53,499.00	\$0.27959000	\$149.54	\$208.78	\$74.77	(\$283.55)	(\$283.55)
223499	50	\$22.61	\$53,499.00	\$0.52047420	\$278.35	\$22.61	\$53,499.00	\$0.27959000	\$149.53	\$208.77	\$74.76	(\$283.53)	(\$283.53)
223500	Common Area	\$0.00	\$500.00	\$0.52047420	\$0.00	\$0.00	\$500.00	\$0.27959000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		\$4,038.01	\$6,174,080.00		\$32,118.10	\$4,038.01	\$6,174,080.00		\$17,253.30	\$24,088.57	\$8,626.65	(\$32,715.23)	(\$32,715.23)

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

2 - 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-4

2025-26 ASSESSMENT PRINCIPAL REDUCTIONS - PHASE #2A-2B LOTS

Kaufman Public Improvement District No. 1
Phase #2A-2B - 2025-26 Principal Reductions

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
223329	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223330	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223331	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223332	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223333	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223334	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223335	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223336	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223337	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223338	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223339	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223340	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223341	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223342	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223343	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223344	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223345	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223346	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223347	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223348	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223349	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223350	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223351	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223352	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223353	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223354	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223355	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223356	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223357	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
223358	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223359	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223360	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223361	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223362	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223363	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223364	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223365	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223366	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223367	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223368	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223369	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223370	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223371	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223372	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223373	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223374	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223375	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223376	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223377	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223378	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223379	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223380	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223381	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223382	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223383	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223384	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223385	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223386	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223387	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223388	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223389	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223390	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
223391	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223392	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223393	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223394	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223395	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223396	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223397	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223398	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223399	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223400	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223401	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223402	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223403	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223404	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223405	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223406	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223407	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223408	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223409	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223410	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223411	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223412	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223413	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223414	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223415	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223416	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223417	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223418	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223419	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223420	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223421	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223422	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223423	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
223424	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223425	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223426	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223427	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223428	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223429	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223430	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223431	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223432	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223433	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223434	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223435	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223436	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223437	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223439	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223440	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223441	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223442	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223443	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223444	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223445	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223446	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223447	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223448	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223449	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223450	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223451	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223452	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223453	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223454	\$0.00	\$0.00	\$0.00	\$0.00
223455	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223456	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223457	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
223458	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223459	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223460	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223461	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223462	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223463	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223464	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223465	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223466	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223467	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223468	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223472	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223473	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223474	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223475	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223476	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223477	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223478	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223479	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223480	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223481	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223482	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223483	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223484	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223485	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223486	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223487	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223488	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223489	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223490	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223491	\$37,989.78	(\$560.58)	\$0.00	\$37,429.19
223492	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223493	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51

Parcel	2024-25 Outstanding Assessment Balance	2024-25 Sinking Fund Principal Reduction	2024-25 Excess TIRZ Principal Reduction	2025-26 Outstanding Assessment Balance
223494	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223495	\$36,180.74	(\$533.89)	\$0.00	\$35,646.85
223496	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223497	\$34,371.70	(\$507.19)	\$0.00	\$33,864.51
223498	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223499	\$31,115.44	(\$459.14)	\$0.00	\$30,656.29
223500	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$5,557,000.00	(\$82,000.00)	\$0.00	\$5,475,000.00

APPENDIX E
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 Credit Application			
Parcel	Lot Type	Maximum Allowed TIRZ Credit	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
202756	50	\$36,813.13	\$2,253.04	(\$88.18)	\$2,164.86	\$8,382.01	(\$999.27)	(\$7,382.74)	\$28,431.12
202759	50	\$36,813.13	\$2,381.89	\$0.00	\$2,381.89	\$8,560.36	(\$788.48)	(\$7,771.88)	\$28,252.77
202761	50	\$36,813.13	\$2,166.51	(\$270.99)	\$1,895.51	\$7,863.81	(\$1,571.86)	(\$6,291.95)	\$28,949.32
202762	50	\$36,813.13	\$1,872.12	(\$523.21)	\$1,348.91	\$6,796.82	(\$2,541.72)	(\$4,255.11)	\$30,016.31
202763	50	\$36,813.13	\$2,166.51	(\$275.30)	\$1,891.21	\$7,863.81	(\$1,576.17)	(\$6,287.64)	\$28,949.32
202764	50	\$36,813.13	\$2,057.75	(\$281.62)	\$1,776.13	\$7,993.84	(\$1,896.77)	(\$6,097.07)	\$28,819.29
202765	50	\$36,813.13	\$2,006.64	(\$356.52)	\$1,650.12	\$7,541.03	(\$2,224.94)	(\$5,316.09)	\$29,272.10
202766	50	\$36,813.13	\$1,738.33	(\$665.57)	\$1,072.76	\$6,601.60	(\$3,254.49)	(\$3,347.11)	\$30,211.53
202767	50	\$36,813.13	\$2,339.55	\$0.00	\$2,339.55	\$8,790.92	(\$1,196.85)	(\$7,594.07)	\$28,022.21
202768	50	\$36,813.13	\$1,616.86	(\$327.60)	\$1,289.26	\$7,314.16	(\$1,628.46)	(\$5,685.69)	\$29,498.97
202773	50	\$36,813.13	\$2,345.13	(\$43.31)	\$2,301.82	\$8,157.99	(\$986.97)	(\$7,171.02)	\$28,655.14
202777	50	\$36,813.13	\$2,191.52	(\$92.48)	\$2,099.04	\$8,194.50	(\$1,273.73)	(\$6,920.77)	\$28,618.63
202780	50	\$36,813.13	\$1,780.65	(\$608.33)	\$1,172.32	\$6,658.21	(\$2,825.13)	(\$3,833.08)	\$30,154.92
202782	50	\$36,813.13	\$1,973.32	(\$415.65)	\$1,557.67	\$7,164.24	(\$2,181.52)	(\$4,982.72)	\$29,648.89
202788	50	\$36,813.13	\$1,970.43	(\$414.76)	\$1,555.66	\$7,181.84	(\$2,381.95)	(\$4,799.88)	\$29,631.29
202791	50	\$36,813.13	\$59.40	(\$59.40)	\$0.00	\$7,488.84	(\$1,555.48)	(\$5,933.36)	\$29,324.29
202792	0	\$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
202794	50	\$36,813.13	\$2,329.21	(\$17.66)	\$2,311.55	\$9,004.64	(\$1,548.89)	(\$7,455.75)	\$27,808.49
202795	50	\$36,813.13	\$1,843.60	(\$551.04)	\$1,292.56	\$7,114.31	(\$3,031.07)	(\$4,083.25)	\$29,698.82
202796	50	\$36,813.13	\$2,152.07	(\$112.40)	\$2,039.67	\$8,356.67	(\$1,760.61)	(\$6,596.05)	\$28,456.46
202797			\$494.87	(\$241.89)	\$252.99	\$3,162.09	(\$1,735.25)	(\$1,426.84)	
231448	50	\$36,813.13	\$521.23	(\$223.41)	\$297.81	\$1,164.93	(\$492.79)	(\$672.14)	\$31,321.18
231449			\$521.23	(\$223.41)	\$297.82	\$1,164.93	(\$492.79)	(\$672.14)	
202798	50	\$36,813.13	\$1,749.40	(\$640.75)	\$1,108.64	\$6,740.25	(\$3,240.63)	(\$3,499.62)	\$30,072.88
202799	50	\$36,813.13	\$1,790.97	(\$595.64)	\$1,195.33	\$7,255.32	(\$3,326.28)	(\$3,929.05)	\$29,557.81
202800	50	\$36,813.13	\$2,223.92	(\$126.96)	\$2,096.96	\$8,041.20	(\$1,258.76)	(\$6,782.44)	\$28,771.93
202801	50	\$36,813.13	\$1,867.15	(\$527.53)	\$1,339.62	\$6,786.58	(\$2,553.58)	(\$4,233.00)	\$30,026.55
202803	50	\$36,813.13	\$2,044.99	(\$317.34)	\$1,727.65	\$7,419.69	(\$1,863.88)	(\$5,555.81)	\$29,393.44
202817	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202757	50	\$36,813.13	\$1,872.62	(\$542.21)	\$1,330.41	\$5,736.50	(\$2,118.55)	(\$3,617.95)	\$31,076.63
202758	50	\$36,813.13	\$1,794.37	(\$621.38)	\$1,172.99	\$5,515.52	(\$2,316.23)	(\$3,199.29)	\$31,297.61
202760	50	\$36,813.13	\$1,752.42	(\$662.19)	\$1,090.23	\$5,388.81	(\$2,424.29)	(\$2,964.52)	\$31,424.32
202769	50	\$36,813.13	\$2,254.71	(\$179.60)	\$2,075.11	\$6,840.98	(\$1,165.70)	(\$5,675.28)	\$29,972.15
202770	50	\$36,813.13	\$1,984.30	(\$633.56)	\$1,350.75	\$5,138.00	(\$2,111.42)	(\$3,026.58)	\$31,675.13
202771	50	\$36,813.13	\$2,461.86	\$0.00	\$2,461.86	\$7,454.90	(\$659.33)	(\$6,795.56)	\$29,358.23
202772	50	\$36,813.13	\$2,247.45	(\$175.49)	\$2,071.96	\$7,567.15	(\$1,389.91)	(\$6,177.24)	\$29,245.98
202774	50	\$36,813.13	\$1,778.26	(\$704.60)	\$1,073.66	\$4,830.90	(\$2,476.31)	(\$2,354.59)	\$31,982.23
202775	50	\$36,813.13	\$1,941.69	(\$481.69)	\$1,460.00	\$5,930.28	(\$1,953.98)	(\$3,976.30)	\$30,882.85
202776	50	\$36,813.13	\$1,911.66	(\$493.21)	\$1,418.45	\$5,968.21	(\$1,911.61)	(\$4,056.59)	\$30,844.92
202778	50	\$36,813.13	\$1,996.01	(\$356.20)	\$1,639.81	\$7,246.92	(\$2,004.96)	(\$5,241.96)	\$29,566.21
202779	50	\$36,813.13	\$1,749.52	(\$664.96)	\$1,084.57	\$5,480.85	(\$2,533.00)	(\$2,947.85)	\$31,332.28
202781	50	\$36,813.13	\$2,089.36	(\$328.02)	\$1,761.35	\$6,568.25	(\$1,657.00)	(\$4,911.25)	\$30,244.88
202783	50	\$36,813.13	\$1,962.09	(\$375.93)	\$1,586.16	\$6,218.60	(\$1,635.03)	(\$4,583.57)	\$30,594.53
202784	50	\$36,813.13	\$2,303.27	(\$52.93)	\$2,250.34	\$7,211.82	(\$777.51)	(\$6,434.31)	\$29,601.31
202785	50	\$36,813.13	\$2,259.25	(\$143.76)	\$2,115.49	\$7,928.27	(\$1,298.50)	(\$6,629.77)	\$28,884.86

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

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Allowed TIRZ Credit	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
202786	50	\$36,813.13	\$946.96	(\$303.75)	\$643.21	\$2,642.41	(\$1,613.30)	(\$1,029.11)	\$31,968.85
221863			\$891.51	(\$303.75)	\$587.76	\$2,201.87	(\$611.36)	(\$1,590.51)	
202787	50	\$36,813.13	\$1,954.59	(\$464.71)	\$1,489.89	\$5,924.87	(\$1,818.15)	(\$4,106.72)	\$30,888.26
202789	50	\$36,813.13	\$1,675.57	(\$574.63)	\$1,100.94	\$2,562.83	(\$1,461.90)	(\$1,100.94)	\$34,250.30
202790	50	\$36,813.13	\$2,097.91	(\$591.19)	\$1,506.72	\$2,985.17	(\$1,478.46)	(\$1,506.72)	\$33,827.96
202802	50	\$36,813.13	\$1,028.87	(\$222.20)	\$806.68	\$3,654.33	(\$1,573.97)	(\$2,080.36)	\$29,621.11
215113			\$989.12	(\$249.80)	\$739.32	\$3,537.69	(\$585.86)	(\$2,951.83)	
202804	50	\$36,813.13	\$2,008.47	(\$392.82)	\$1,615.65	\$6,294.12	(\$1,629.89)	(\$4,664.23)	\$30,519.01
202805	50	\$36,813.13	\$1,782.88	(\$556.10)	\$1,226.78	\$5,573.86	(\$2,152.32)	(\$3,421.54)	\$31,239.27
202806	50	\$36,813.13	\$1,934.95	(\$481.01)	\$1,453.94	\$5,972.75	(\$1,912.47)	(\$3,860.28)	\$30,840.38
202807	50	\$36,813.13	\$2,083.30	(\$342.05)	\$1,741.24	\$6,360.47	(\$1,586.18)	(\$4,774.28)	\$30,452.66
202808	50	\$36,813.13	\$2,083.39	(\$337.96)	\$1,745.43	\$6,369.14	(\$1,578.17)	(\$4,790.97)	\$30,443.99
202809	50	\$36,813.13	\$2,082.71	(\$342.62)	\$1,740.09	\$6,358.77	(\$1,587.66)	(\$4,771.12)	\$30,454.36
202810	50	\$36,813.13	\$2,012.26	(\$413.43)	\$1,598.82	\$6,143.50	(\$1,772.57)	(\$3,649.93)	\$30,669.63
202811	50	\$36,813.13	\$2,341.84	\$0.00	\$2,341.84	\$8,079.23	(\$973.25)	(\$7,105.98)	\$28,733.90
202812	50	\$36,813.13	\$1,964.79	(\$464.82)	\$1,499.97	\$5,941.22	(\$1,905.79)	(\$4,035.43)	\$30,871.91
202813	50	\$36,813.13	\$1,766.19	(\$648.51)	\$1,117.68	\$5,431.91	(\$2,387.86)	(\$3,044.05)	\$31,381.22
202814	50	\$36,813.13	\$1,925.33	(\$497.16)	\$1,428.17	\$5,884.59	(\$1,994.01)	(\$3,890.58)	\$30,928.54
202815	50	\$36,813.13	\$2,082.77	(\$342.56)	\$1,740.21	\$6,358.91	(\$1,587.52)	(\$4,771.39)	\$30,454.22
202816	50	\$36,813.13	\$1,477.67	(\$726.28)	\$751.39	\$2,364.94	(\$1,613.55)	(\$751.39)	\$34,448.19
218048	50	\$36,813.13	\$2,001.26	(\$536.65)	\$1,464.61	\$4,459.57	(\$1,574.54)	(\$2,885.03)	\$32,353.56
218049	50	\$36,813.13	\$2,500.60	(\$325.34)	\$2,175.26	\$3,191.24	(\$1,015.98)	(\$2,175.26)	\$33,621.89
218050	50	\$36,813.13	\$2,122.62	(\$574.63)	\$1,547.99	\$2,813.26	(\$1,265.27)	(\$1,547.99)	\$33,999.87
218051	50	\$36,813.13	\$2,087.55	(\$467.19)	\$1,620.37	\$4,625.09	(\$1,445.23)	(\$3,179.87)	\$32,188.04
218052	50	\$36,813.13	\$2,173.56	(\$453.37)	\$1,720.20	\$3,316.37	(\$1,371.70)	(\$1,944.67)	\$33,496.76
218053	50	\$36,813.13	\$1,800.66	(\$817.44)	\$983.22	\$2,620.27	(\$1,637.06)	(\$983.22)	\$34,192.86
218054	50	\$36,813.13	\$1,777.71	(\$785.29)	\$992.41	\$3,101.79	(\$1,978.41)	(\$1,123.38)	\$33,711.34
218055	50	\$36,813.13	\$1,972.86	(\$658.89)	\$1,313.97	\$3,107.24	(\$1,716.54)	(\$1,390.70)	\$33,705.89
218056	50	\$36,813.13	\$1,648.72	(\$799.71)	\$849.01	\$2,537.80	(\$1,688.79)	(\$849.01)	\$34,275.33
218057	50	\$36,813.13	\$254.38	(\$254.38)	\$0.00	\$945.01	(\$945.01)	\$0.00	\$35,868.12
218058	50	\$36,813.13	\$1,700.78	(\$748.79)	\$951.99	\$4,000.75	(\$1,895.95)	(\$2,104.81)	\$32,812.38
218059	50	\$36,813.13	\$2,442.47	(\$172.21)	\$2,270.26	\$5,337.07	(\$815.34)	(\$4,521.73)	\$31,476.06
218060	50	\$36,813.13	\$1,669.89	(\$735.31)	\$934.58	\$3,873.61	(\$2,003.24)	(\$1,870.36)	\$32,939.52
218061	50	\$36,813.13	\$1,772.47	(\$836.51)	\$935.97	\$2,658.96	(\$1,723.00)	(\$935.97)	\$34,154.17
218062	50	\$36,813.13	\$1,985.26	(\$621.01)	\$1,364.24	\$3,463.02	(\$1,670.06)	(\$1,792.95)	\$33,350.11
218063	50	\$36,813.13	\$2,405.43	(\$205.21)	\$2,200.22	\$5,260.05	(\$905.06)	(\$4,354.99)	\$31,553.08
218064	50	\$36,813.13	\$1,801.29	(\$722.86)	\$1,078.43	\$1,989.55	(\$911.12)	(\$1,078.43)	\$34,823.58
218065	50	\$36,813.13	\$1,945.60	(\$547.62)	\$1,397.98	\$4,380.21	(\$1,624.19)	(\$2,756.02)	\$32,432.92
218066	55	\$40,665.67	\$0.00	\$0.00	\$0.00	\$3,046.15	(\$773.97)	(\$2,272.18)	\$37,619.52
218067	55	\$40,665.67	\$2,271.24	(\$479.64)	\$1,791.60	\$5,082.99	(\$1,442.48)	(\$3,640.51)	\$35,582.68
218068	55	\$40,665.67	\$2,091.73	(\$622.81)	\$1,468.91	\$4,659.00	(\$1,765.46)	(\$2,893.54)	\$36,006.67
218069	55	\$40,665.67	\$2,529.08	(\$287.83)	\$2,241.24	\$5,523.19	(\$1,126.89)	(\$4,396.30)	\$35,142.48
218070	55	\$40,665.67	\$2,605.04	(\$144.56)	\$2,460.48	\$5,675.87	(\$882.38)	(\$4,793.49)	\$34,989.80
218071	55	\$40,665.67	\$1,909.69	(\$667.01)	\$1,242.68	\$4,372.85	(\$1,880.80)	(\$2,492.05)	\$36,292.82
218072	60	\$42,805.96	\$2,023.04	(\$673.14)	\$1,349.90	\$4,592.81	(\$1,959.18)	(\$2,633.63)	\$38,213.15
218073	55	\$40,665.67	\$2,082.35	(\$630.44)	\$1,451.91	\$4,640.45	(\$1,779.59)	(\$2,860.86)	\$36,025.22

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

Parcel Detail			Current Year TIRZ Credit Generated			TIRZ Credit Application			
Parcel	Lot Type	Maximum Allowed TIRZ Credit	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
218074	60	\$42,805.96	\$2,137.38	(\$693.73)	\$1,443.65	\$4,746.99	(\$1,900.40)	(\$2,846.58)	\$38,058.97
218075	55	\$40,665.67	\$2,150.62	(\$558.36)	\$1,592.26	\$4,799.50	(\$1,660.10)	(\$3,139.40)	\$35,866.17
218076	55	\$40,665.67	\$2,337.85	(\$304.64)	\$2,033.21	\$5,294.64	(\$1,276.41)	(\$4,018.23)	\$35,371.03
218077	55	\$40,665.67	\$1,977.38	(\$575.52)	\$1,401.86	\$4,379.88	(\$1,659.60)	(\$2,720.28)	\$36,285.79
218078	55	\$40,665.67	\$2,527.67	(\$286.05)	\$2,241.62	\$5,546.82	(\$1,099.27)	(\$4,447.55)	\$35,118.85
218079	50	\$36,813.13	\$1,981.05	(\$496.73)	\$1,484.31	\$4,485.33	(\$1,548.70)	(\$2,936.64)	\$32,327.80
218080	50	\$36,813.13	\$2,061.24	(\$487.51)	\$1,573.73	\$4,583.54	(\$1,483.79)	(\$3,099.75)	\$32,229.59
218081	0	\$0.00	\$0.00	\$0.00	\$0.00	\$2.57	\$0.00	(\$2.57)	(\$2.57)
218082	50	\$36,813.13	\$2,104.09	\$0.00	\$2,104.09	\$2,589.54	(\$485.45)	(\$2,104.09)	\$34,223.59
218083	50	\$36,813.13	\$2,194.97	(\$442.42)	\$1,752.55	\$4,847.73	(\$1,345.91)	(\$3,501.83)	\$31,965.40
218084	50	\$36,813.13	\$1,857.84	(\$454.71)	\$1,403.13	\$2,548.48	(\$1,145.35)	(\$1,403.13)	\$34,264.65
218085	50	\$36,813.13	\$1,407.20	(\$799.71)	\$607.49	\$2,097.84	(\$1,490.34)	(\$607.49)	\$34,715.29
218086	50	\$36,813.13	\$1,548.33	(\$665.33)	\$883.00	\$2,238.97	(\$1,355.97)	(\$883.00)	\$34,574.16
218087	50	\$36,813.13	\$1,705.03	(\$834.68)	\$870.35	\$3,039.17	(\$2,023.05)	(\$1,016.12)	\$33,773.96
218088	50	\$36,813.13	\$1,754.70	(\$799.40)	\$955.30	\$2,717.16	(\$1,761.86)	(\$955.30)	\$34,095.97
218089	50	\$36,813.13	\$1,771.62	(\$800.37)	\$971.25	\$2,523.34	(\$1,552.09)	(\$971.25)	\$34,289.79
218090	50	\$36,813.13	\$2,061.28	(\$615.67)	\$1,445.62	\$2,751.92	(\$1,306.30)	(\$1,445.62)	\$34,061.21
218091	50	\$36,813.13	\$1,967.31	(\$634.47)	\$1,332.84	\$3,440.05	(\$1,695.98)	(\$1,744.08)	\$33,373.08
218092	50	\$36,813.13	\$2,064.35	(\$484.96)	\$1,579.38	\$4,589.02	(\$1,479.10)	(\$3,109.92)	\$32,224.11
218093	50	\$36,813.13	\$2,085.01	(\$469.18)	\$1,615.82	\$4,619.96	(\$1,448.96)	(\$3,171.00)	\$32,193.17
218094	50	\$36,813.13	\$2,467.05	(\$152.07)	\$2,314.98	\$5,386.16	(\$759.17)	(\$4,626.99)	\$31,426.97
218095	50	\$36,813.13	\$1,974.11	(\$549.22)	\$1,424.89	\$4,403.72	(\$1,606.00)	(\$2,797.72)	\$32,409.41
218096	50	\$36,813.13	\$1,857.82	(\$454.71)	\$1,403.11	\$2,548.46	(\$1,145.35)	(\$1,403.11)	\$34,264.67
218097	50	\$36,813.13	\$1,548.31	(\$665.33)	\$882.98	\$2,238.95	(\$1,355.97)	(\$882.98)	\$34,574.18
218098	50	\$36,813.13	\$1,910.34	(\$610.32)	\$1,300.02	\$4,271.02	(\$1,711.36)	(\$2,559.66)	\$32,542.11
218099	50	\$36,813.13	\$2,113.43	(\$446.22)	\$1,667.21	\$4,675.88	(\$1,406.29)	(\$3,269.59)	\$32,137.25
218100	50	\$36,813.13	\$2,281.60	(\$394.13)	\$1,887.47	\$4,015.14	(\$1,237.46)	(\$2,777.68)	\$32,797.99
218101	50	\$36,813.13	\$2,139.68	(\$425.21)	\$1,714.48	\$4,727.53	(\$1,367.05)	(\$3,360.48)	\$32,085.60
218102	50	\$36,813.13	\$2,046.32	(\$574.63)	\$1,471.69	\$2,736.96	(\$1,265.27)	(\$1,471.69)	\$34,076.17
218103	50	\$36,813.13	\$2,021.77	(\$519.40)	\$1,502.36	\$4,503.87	(\$1,543.08)	(\$2,960.79)	\$32,309.26
218104	0	\$0.00	\$0.00	\$0.00	\$0.00	\$2.57	\$0.00	(\$2.57)	(\$2.57)
218105	50	\$36,813.13	\$1,663.83	(\$751.27)	\$912.56	\$3,917.77	(\$1,968.21)	(\$1,949.56)	\$32,895.36
218106	50	\$36,813.13	\$2,114.02	(\$542.57)	\$1,571.45	\$3,524.41	(\$1,502.24)	(\$2,022.18)	\$33,288.72
218107	50	\$36,813.13	\$1,577.52	(\$665.33)	\$912.18	\$2,268.15	(\$1,355.97)	(\$912.18)	\$34,544.98
218108	50	\$36,813.13	\$1,966.81	(\$595.97)	\$1,370.83	\$3,501.69	(\$1,625.40)	(\$1,876.30)	\$33,311.44
218109	50	\$36,813.13	\$2,141.07	(\$510.63)	\$1,630.44	\$3,704.76	(\$1,451.52)	(\$2,253.24)	\$33,108.37
218110	50	\$36,813.13	\$1,531.98	(\$777.71)	\$754.27	\$3,039.19	(\$1,412.06)	(\$1,627.13)	\$33,773.94
218111	50	\$36,813.13	\$2,519.87	(\$243.39)	\$2,276.48	\$4,043.17	(\$921.34)	(\$3,121.83)	\$32,769.96
218112	50	\$36,813.13	\$1,972.77	(\$640.62)	\$1,332.15	\$3,326.39	(\$1,698.33)	(\$1,628.06)	\$33,486.74
218113	50	\$36,813.13	\$2,397.21	(\$338.47)	\$2,058.74	\$3,794.79	(\$1,101.57)	(\$2,693.22)	\$33,108.34
218114	50	\$36,813.13	\$987.03	(\$643.35)	\$343.68	\$2,341.23	(\$1,703.71)	(\$637.52)	\$34,471.90
218115	50	\$36,813.13	\$2,446.45	(\$169.24)	\$2,277.21	\$5,344.97	(\$806.57)	(\$4,538.40)	\$31,468.16
Total		\$4,656,004.85	\$244,897.40	(\$57,513.17)	\$187,384.24	\$639,866.56	(\$204,905.65)	(\$434,960.90)	\$4,016,138.29

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 F
TIRZ CREDIT HISTORY SUMMARY – ALL PHASE #2A-2B PARCELS

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated						TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 Excess TIRZ Credit (Future Principal Reduction)	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223401	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223402	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223403	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223404	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223405	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223406	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223407	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223408	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223409	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223410	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223411	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223412	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223413	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223414	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223415	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223416	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223417	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223418	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$166.95	(\$166.95)	\$0.00	\$42,639.01
223419	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.06	(\$66.06)	\$0.00	\$164.55	(\$164.55)	\$0.00	\$40,501.12
223420	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.05	(\$66.05)	\$0.00	\$166.92	(\$166.92)	\$0.00	\$42,639.04
223421	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223422	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$166.95	(\$166.95)	\$0.00	\$42,639.01
223423	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223424	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$166.95	(\$166.95)	\$0.00	\$42,639.01
223425	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223426	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223427	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223428	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223429	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223430	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$164.56	(\$164.56)	\$0.00	\$40,501.11
223431	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223432	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$164.56	(\$164.56)	\$0.00	\$40,501.11
223433	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223434	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223435	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$166.95	(\$166.95)	\$0.00	\$42,639.01
223436	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$164.56	(\$164.56)	\$0.00	\$40,501.11
223437	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$164.56	(\$164.56)	\$0.00	\$40,501.11
223439	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$164.56	(\$164.56)	\$0.00	\$40,501.11
223440	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223441	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223442	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223443	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223444	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$169.31	(\$169.31)	\$0.00	\$44,776.95
223445	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223446	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223447	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223448	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223449	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223450	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223451	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated						TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 Excess TIRZ Credit (Future Principal Reduction)	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223452	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223453	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223454	Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223455	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$164.56	(\$164.56)	\$0.00	\$40,501.11
223456	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223457	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223458	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223459	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223460	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$169.31	(\$169.31)	\$0.00	\$44,776.95
223461	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223462	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223463	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223464	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$166.94	(\$166.94)	\$0.00	\$42,639.02
223465	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223466	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$66.08	(\$66.08)	\$0.00	\$164.57	(\$164.57)	\$0.00	\$40,501.10
223467	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.09	(\$66.09)	\$0.00	\$160.31	(\$160.31)	\$0.00	\$36,652.82
223468	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$66.07	(\$66.07)	\$0.00	\$160.29	(\$160.29)	\$0.00	\$36,652.84
223472	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$377.75	(\$377.75)	\$0.00	\$36,435.38
223473	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223474	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$382.04	(\$382.04)	\$0.00	\$40,283.63
223475	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223476	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$384.40	(\$384.40)	\$0.00	\$42,421.56
223477	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223478	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$382.04	(\$382.04)	\$0.00	\$40,283.63
223479	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223480	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$386.77	(\$386.77)	\$0.00	\$44,559.49
223481	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223482	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223483	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$384.40	(\$384.40)	\$0.00	\$42,421.56
223484	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223485	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$382.02	(\$382.02)	\$0.00	\$40,283.65
223486	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$382.02	(\$382.02)	\$0.00	\$40,283.65
223487	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223488	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$384.40	(\$384.40)	\$0.00	\$42,421.56
223489	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223490	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223491	65	\$44,946.26	\$53.24	(\$53.24)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$386.77	(\$386.77)	\$0.00	\$44,559.49
223492	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223493	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$382.04	(\$382.04)	\$0.00	\$40,283.63
223494	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223495	60	\$42,805.96	\$53.25	(\$53.25)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$384.40	(\$384.40)	\$0.00	\$42,421.56
223496	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223497	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$382.04	(\$382.04)	\$0.00	\$40,283.63
223498	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$377.77	(\$377.77)	\$0.00	\$36,435.36
223499	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$377.75	(\$377.75)	\$0.00	\$36,435.38
223500	Common Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
223329	50	\$36,813.13	\$53.27	(\$53.27)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$377.76	(\$377.76)	\$0.00	\$36,435.37
223330	55	\$40,665.67	\$53.26	(\$53.26)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$382.04	(\$382.04)	\$0.00	\$40,283.63
223331	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223332	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated						TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 Excess TIRZ Credit (Future Principal Reduction)	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223333	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223334	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223335	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223336	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223337	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223338	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223339	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223340	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223341	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223342	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223343	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223344	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223345	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223346	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223347	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223348	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223349	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223350	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223351	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223352	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223353	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223354	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223355	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223356	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223357	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223358	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223359	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223360	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223361	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223362	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223363	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$402.36	(\$402.36)	\$0.00	\$42,403.60
223364	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223365	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223366	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223367	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223368	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223369	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223370	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$402.36	(\$402.36)	\$0.00	\$42,403.60
223371	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223372	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$399.99	(\$399.99)	\$0.00	\$40,265.68
223373	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$395.72	(\$395.72)	\$0.00	\$36,417.41
223374	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223375	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223376	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$402.36	(\$402.36)	\$0.00	\$42,403.60
223377	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223378	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223379	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223380	65	\$44,946.26	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$404.74	(\$404.74)	\$0.00	\$44,541.52
223381	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223382	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39

Kaufman Public Improvement District No. 1
TIRZ Credit Calculation History
Phases #2A-2B Lots (All Lots)

Parcel Detail			Current Year TIRZ Credit Generated						TIRZ Credit Application			
Parcel	Lot Type	Maximum Available TIRZ Credit	2024-25 TIRZ Credit Generated	2024-25 TIRZ Credit Applied (Annual Installment)	2024-25 Excess TIRZ Credit (Future Principal Reduction)	2025-26 TIRZ Credit Generated	2025-26 TIRZ Credit Applied (Annual Installment)	2025-26 Excess TIRZ Credit (Future Principal Reduction)	Total TIRZ Credit Generated to Date	Total TIRZ Credits Applied to Annual Installments	Total Excess TIRZ Credit (Future Principal Reduction)	Remaining Available TIRZ Credit
223383	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223384	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223385	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223386	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223387	60	\$42,805.96	\$71.21	(\$71.21)	\$0.00	\$283.53	(\$283.53)	\$0.00	\$402.36	(\$402.36)	\$0.00	\$42,403.60
223388	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223389	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223390	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223391	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223392	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223393	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223394	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223395	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223396	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223397	55	\$40,665.67	\$71.22	(\$71.22)	\$0.00	\$283.54	(\$283.54)	\$0.00	\$400.00	(\$400.00)	\$0.00	\$40,265.67
223398	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223399	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
223400	50	\$36,813.13	\$71.23	(\$71.23)	\$0.00	\$283.55	(\$283.55)	\$0.00	\$395.74	(\$395.74)	\$0.00	\$36,417.39
Total		\$6,574,568.17	\$10,098.60	(\$10,098.60)	\$0.00	\$32,715.23	(\$32,715.23)	\$0.00	\$50,127.83	(\$50,127.83)	\$0.00	\$6,524,440.34

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 G
PREPAID PARCELS - PHASE #1A-1B

PHASES #1-1A

Parcel ID	Lot Size	Equivalent Units	Prepayment Date	Assessment Prepaid	Full/Partial
218082	50	0.89	10/31/2023	\$25,615.07	Full
Total		0.89		\$25,615.07	

APPENDIX H
PREPAID PARCELS – PHASE #2A-2B

APPENDIX H

As of June 30, 2025, there have been no prepayment of Phase #2A-2B Assessments for any Parcel within the PID.

APPENDIX I
ASSESSED VALUES PER PHASE

Kaufman Public Improvement District No. 1
2025 Preliminary Assessed Values

Phase	Parcels¹	2025 Assessed Value²
Phase #1A-1B Parcels	127	\$46,117,414.69
Phase #2A-2B Parcels	168	\$11,730,913
Total	295	\$57,848,328

1 - Includes residential and open space lots.

2 - Values shown reflect the 2025 assessed values per KCAD online records.

APPENDIX J
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.

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

INST # 2025-0023532
Filed for record in Kaufman County
On: 7/30/25 at 9:18 AM