VG-373-2025-93441

Denton County
Juli Luke
County Clerk

Instrument Number: 93441

Real Property Recordings

ORDINANCE

Recorded On: August 21, 2025 09:37 AM

Number of Pages: 49

" Examined and Charged as Follows: "

Total Recording: $217.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	93441
Receipt Number:	20250821000080
Recorded Date/Time:	August 21, 2025 09:37 AM
User:	Emmalee V
Station:	Station 5

Record and Return To:

Town of Little Elm

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

TOWN OF LITTLE ELM

ORDINANCE NO. 1815

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM UPDATING THE RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL

WHEREAS, by Resolution No. 10181601 adopted on October 18, 2016, after notice and a public hearing in the manner required by law, the Town Council of the Town of Little Elm, Texas approved a resolution authorizing the creation of the Rudman Tract Public Improvement District (the "District") of the Town of Little Elm; and

WHEREAS, the Town Council, pursuant to Section 372. 016(b) of the PID Act, published notice of the Levy and Assessment Hearing on November 4, 2017 in The Denton Record-Chronicle, a newspaper of general circulation in the Town, a newspaper of general circulation in the extraterritorial jurisdiction of the Town, and in Denton County; and

WHEREAS, on April 4, 2017, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 1359 approving the Rudman Tract Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

WHEREAS, on April 4, 2017, the Town Council adopted Resolution No. 04041702 and Resolution No. 04041703, approving the reimbursement agreements secured by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll summary attached as Exhibit A hereto conforms the original Assessment Roll to the principal and interest payment schedule required for the reimbursement agreements, and updates the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the Town Council now desires to proceed with the adoption of this Ordinance, which approves and adopts the Annual Service Plan Update and the updated Assessment Roll summary attached thereto, in conformity with the requirements of the PID Act; and

WHEREAS, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the **Rudman Tract Annual Service Plan Update and updated Assessment Roll summary, attached hereto as Exhibit A**, are hereby accepted and approved.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Little Elm, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Little Elm without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: This Ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 6: PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 19TH DAY OF AUGUST 2025.

Approved by _____ **Date** 8/19/25
Mayor

Approved to form by _____ **Date** 8/19/25
Town Attorney

Certified by Caitlan Biggs **Date** 08-19-2025
Town Secretary

TOWN OF LITTLE ELM, TEXAS

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 19, 2025

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RUDMAN TRACT
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 – 8/31/26)

TABLE OF CONTENTS

I. INTRODUCTION 1

II. UPDATE OF THE SERVICE PLAN 3

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS 3
B. FIVE YEAR SERVICE PLAN 6
C. STATUS OF DEVELOPMENT 7
D. ANNUAL BUDGET – PHASE #1 7
E. ANNUAL INSTALLMENTS PER UNITS – PHASE #1 10
F. ANNUAL BUDGET – PHASE #2 MAJOR IMPROVEMENTS 10
G. ANNUAL INSTALLMENTS PER UNITS – PHASE #2 MAJOR IMPROVEMENTS 13
H. ANNUAL BUDGET – PHASE #2 DIRECT IMPROVEMENTS 14
I. ANNUAL INSTALLMENTS PER UNITS – PHASE #2 DIRECT IMPROVEMENTS 16
H. BOND REDEMPTION RELATED UPDATES 16

III. UPDATE OF THE ASSESSMENT PLAN 17

IV. UPDATE OF THE ASSESSMENT ROLL 18

A. PARCEL UPDATES 18
B. PREPAYMENT OF ASSESSMENTS 19

APPENDIX A - PID MAP

APPENDIX B - PREPAID PARCELS

APPENDIX C - ASSESSED VALUE OF THE PID

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

APPENDIX D-2 – PHASE #1 TIRZ CALCULATION - 2025-26

APPENDIX E-1 – PHASE #2 MAJOR IMPROVEMENT ASSESSMENT ROLL SUMMARY - 2025-26

APPENDIX E-2 – PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2025-26

APPENDIX F – PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2025-26

APPENDIX G – PID ASSESSMENT NOTICE

I. INTRODUCTION

The Rudman Tract Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the Town Council on October 18, 2016 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town approved reimbursement obligations to finance the public improvements provided for the benefit of the property in the PID. Phase #1 Reimbursement Agreement in in the aggregate principal amount of $7,300,000 (the "Phase #1 Reimbursement Agreement") and Phase #2 Major Improvements Reimbursement Agreement in the aggregate principal amount of $2,075,000 (the "Phase #2 Major Improvements Reimbursement Agreement") are secured by Assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. On May 18, 2021, the Service and Assessment Plan was updated for Phase #2 Direct Improvements (the "Updated Service and Assessment Plan"), and a reimbursement agreement was executed in the amount of $9,160,000 (the "Phase #2 Direct Improvements Reimbursement Agreement") to finance the costs of the Phase #2 Direct Improvements.

Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

The Town also adopted assessment rolls (the "Assessment Rolls") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update is related to the annual budget for the payment of PID obligations in 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 Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain 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 purchaser 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 used herein shall have the meanings defined in the Updated Service and Assessment Plan, unless specified otherwise herein.

(remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Authorized Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Authorized Improvements were equal to $9,393,393, including $6,297,658 in Phase #1 direct costs and $2,867,610 in Phase #1 Major Improvement costs. As provided by the Kimberly-Horn & Associates (the "Project Engineer"), the actual costs of the Authorized Improvements were equal to $7,586,530, including, representing a decrease of $1,806,863 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #1 Improvements were completed and accepted by the Town in May 2017.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to construct the Authorized Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/ES379221

(remainder of this page is intentionally left blank)

Table II-A-1
Updated Sources and Uses – Authorized Improvements – Phase #1

Sources of Funds	Initial Estimated Budget [1]	Actual Costs[2]	Variance
Par amount	$7,300,000	$7,300,000	$0
Other funding sources	$2,093,393	$286,530	($1,806,863)
Total Sources	**$9,393,393**	**$7,586,530**	**($1,806,863)**
Uses of Funds			
Phase #1 Improvements			
Roadway improvements	$2,165,227	$2,336,210	$170,983
Water distribution system improvements	$840,020	$833,195	($6,825)
Sanitary sewer improvements	$730,300	$719,611	($10,689)
Storm drainage improvements	$1,464,831	$876,954	($587,877)
Other soft and miscellaneous costs	$1,097,280	$831,139	($266,141)
Subtotal: Phase #1 Improvements	*$6,297,658*	*$5,597,110*	*($700,548)*
Phase #1 Major Improvements			
Roadway improvements	$1,006,491	$580,555	($425,936)
Water distribution system improvements	$507,871	$187,483	($320,388)
Sanitary sewer improvements	$369,698	$515,262	$145,564
Storm drainage improvements	$317,755	$118,278	($199,477)
Other soft and miscellaneous costs	$665,795	$359,717	($306,078)
Subtotal: Phase #1 Major Improvements	*$2,867,610*	*$1,761,296*	*($1,106,314)*
Estimated PID establishment related costs	$228,125	$228,125	$0
Total Uses	**$9,393,393**	**$7,586,530**	**($1,806,863)**

1 – According to the Service and Assessment Plan dated April 4, 2017.
2 – According to information provided by the Project Engineer on August 5, 2020.

Authorized Improvement Area Cost Variances

As stated in Table II-A-1 above, there are significant variances to the Phase #1 Authorized Improvement aggregate budget. The Project Engineer has confirmed that the original budget line items accounted for significant contingency which was not needed. As a result, there was a net decrease in actual costs.

Phase #2 Major Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on April 4, 2017, the initial total estimated costs of the Phase #2 Major Improvements were equal to $2,167,026. As provided by the Project Engineer, the actual costs of the Phase #2 Major Improvements were equal to $1,328,697, including, representing a decrease of $838,329 from the initial total estimated costs.

According to the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2020, the Phase #2 Major Improvements were completed and accepted by the Town in May 2017.

Table II-A-2 below summarizes the updated sources and uses of funds required to construct the Phase #2 Major Improvements and establish the PID. The Actual Costs of the Authorized Improvements were provided by the Project Engineer. For additional PID development-related information, refer to the link below:

https://emma.msrb.org/RE1362354-RE1058879-RE1468369.pdf

Table II-A-2
Updated Sources and Uses – Phase #2 Major Improvements

Sources of Funds	**Initial Estimated Budget [1]**	**Actual Costs[2]**	**Variance**
Par amount	$2,075,000	$1,365,000	($710,000)
Other funding sources	$393,901	$265,572	($128,329)
Total Sources	**$2,468,901**	**$1,630,572**	**($838,329)**
Uses of Funds			
Phase #2 Major Improvements			
Roadway improvements	$760,596	$437,963	($322,633)
Water distribution system improvements	$383,793	$141,435	($242,359)
Sanitary sewer improvements	$279,378	$388,707	$109,329
Storm drainage improvements	$240,124	$89,227	($150,897)
Other soft and miscellaneous costs	$503,135	$271,366	($231,769)
Subtotal: Phase #2 Major Improvements	*$2,167,026*	*$1,328,697*	*($838,329)*
Estimated PID establishment related costs	$301,875	$301,875	$0
Total Uses	**$2,468,901**	**$1,630,572**	**($838,329)**

1 – According to the Service and Assessment Plan dated April 4, 2017.
2 – According to information provided by the Project Engineer on August 5, 2020.

Phase #2 Major Improvements Cost Variances

As stated in Table II-A-2 above, there are significant variances to the Phase #2 Major Improvements aggregate budget. The project engineer has confirmed that the original budget line items included substantial contingency that was subsequently determined as excessive. As a result of this determination, $710,000 in excess funds were used to permanently reduce Phase #2 Major Improvements Reimbursement Agreement balance on March 1, 2020, resulting in a net decrease in total actual costs.

(remainder of this page is intentionally left blank)

Phase #2 Direct Improvements Sources and Uses

Pursuant to the Updated Service and Assessment Plan adopted on May 18, 2021, the initial total estimated costs of the Phase #2 Direct Improvements were equal to $9,261,884. As provided by the Project Engineer, the actual costs of the Phase #2 Direct Improvements remain unchanged from the initial total estimated costs as of July 20, 2023.

Table II-A-3 below summarizes the updated sources and uses of funds required to construct the Phase #2 Direct Improvements as shown in the Updated Service and Assessment Plan.

Table II-A-3
Updated Sources and Uses – Phase #2 Direct Improvements

Sources of Funds	Initial Estimated Budget	Budget Revisions	Updated Budget	Amount Spent to Date	Remaining Balance
Phase #2 Direct Improvements Reimbursement Agreement	$9,160,000	$0	$9,160,000	$494,323	$8,665,677
Other funding sources					
Developer contributions	$101,884	$3,399,602	$3,501,486	$0	$3,501,486
Subtotal: Other funding sources	*$101,884*	*$3,399,602*	*$3,501,486*	*$0*	*$3,501,486*
Total Sources	**$9,261,884**	**$3,399,602**	**$12,661,486**	**$494,323**	**$12,167,163**
Uses of Funds					
Phase #2 Direct Improvements					
Road Improvements including Right-of-way	$4,351,483	$427,953	$4,779,436	$78,621	$4,700,815
Water Distribution System Improvements	$673,280	$500,786	$1,174,066	$0	$1,174,066
Sanitary Sewer Improvements	$1,931,897	$1,417,641	$3,349,538	$0	$3,349,538
Storm Drainage Improvements	$1,108,974	$434,054	$1,543,028	$24,307	$1,518,721
Other Soft and Miscellaneous Costs	$1,196,250	$619,168	$1,815,418	$391,395	$1,424,023
Total Uses	**$9,261,884**	**$3,399,602**	**$12,661,486**	**$494,323**	**$12,167,163**

1 – According to the Fiscal Year 2024 Audit Report.

Phase #2 Direct Improvements Cost Variances

As stated in Table II-A-3 above, there are no significant variances to the Phase #2 Direct Improvements aggregate budget.

B. Five Year Service Plan

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

For additional details regarding the PID Authorized Improvements, refer to the links provided in Section II.A. of this report.

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs for the Authorized Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments (2017-2031)

Assessment Year ending 09/01	Projected Annual Installments Phase #1[1]	Projected Annual Installments Phase #2 Major Improvements[1]	Projected Annual Installments Phase #2 Direct Improvements[1]
2017-2025	$4,338,224	$903,199	$2,929,088
2026	$401,156	$128,899	$731,764
2027	$627,441	$134,253	$635,784
2028	$626,694	$136,554	$637,771
2029	$625,270	$141,662	$634,305
2030	$623,171	$143,369	$635,619
2031	$625,396	$145,882	$636,482
Total	**$7,867,353**	**$1,733,817**	**$6,840,813**

1 – Assessment years ending 2017-2025 reflect actual Annual Installments billed. Assessment Year ending 2026 represents projected Annual Installments to be billed and includes available fund and TIRZ credits, if any. Assessment years 2027-2031 reflect projected future Annual Installments and are subject to change.

C. Status of Development

According to the Town, greater than 95 percent of the total building permits expected to be issued within Phase #1 of the PID have been issued as of June 30, 2024. Pursuant to Section 4 (a)(vi) of the PID Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

According to the Town, no building permits have been issued within the Phase #2 Major Improvement Area of the PID as of June 30, 2025.

See Appendix C for 2025 assessed values of all Parcels within the PID.

D. Annual Budget – Phase #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #1 Reimbursement Agreement, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #1 Reimbursement Agreement, which is 6.88 percent per annum for 2025-26. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears

to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #1 Annual Installments to be Collected for 2025-26

The total outstanding cost of Phase #1 Improvements submitted by the Developer to the Town as of August 5, 2020 is $7,358,405. The outstanding principal balance on the Assessments is $6,430,848, which represents the Phase #1 reimbursement amount for 2025-26. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 below.

Table II-D-1
Budget for the Phase #1 Annual Installments to be Collected for 2025-26

Description	Total
Interest through September 1, 2026	$442,635
Principal due by September 1, 2026	$155,000
Subtotal debt service on Phase #1 Reimbursement Agreement	*$597,635*
Administrative Expenses	$37,500
Subtotal Expenses	*$635,135*
Available TIRZ Credit	($223,979)
Available Administrative Expense account	($10,000)
Subtotal funds available	*($233,979)*
Annual Installments	**$401,156**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of $442,635, which equal interest on the outstanding Assessments balance of $6,430,848 for one year and an effective interest rate of 6.88 percent. Annual Installments to be collected include a principal amount of $155,000. As a result, total principal and interest due for the Phase #1 Assessments in 2025-26 is estimated to be equal to $597,635.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be $37,500.

Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
Town	$3,100
Administrator	$25,000
Trustee	$3,800
Auditor	$2,300
Contingency	$3,300
Total	**$37,500**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2024 in the total amount of $223,979 that are available to be used as TIRZ Credit in 2025-26 for the respective Parcels within Phase #1. This TIRZ Credit amount is allocated based upon the amount of TIRZ increment generated by each Parcel within Phase #1 and each Parcel that has an outstanding Phase #1 Assessment balance as of September 1, 2025 as shown in Appendix D-2.

As a result, a total of $223,979 in current year TIRZ increments is available to reduce the 2025-26 Phase #1 Annual Installment billed.

Available Administrative Expense Account

As of June 30, 2025, there is $10,000 anticipated to be available in the Administrative Expense Account to reduce the Phase #1 Annual Installment for 2025-26.

E. Annual Installments per Units – Phase #1

According to the Updated Service and Assessment Plan, 275 units representing 243.38 total Equivalent Units are estimated to be built within Phase #1 Reimbursement Agreement of the PID. According to Trustee records, one unit has prepaid their Phase #1 Assessment in full. As a result, the outstanding Phase #1 total Equivalent Units is 242.38 (243.38 – 1.00 = 242.38). The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2025-26 is shown in Table II-E-1 on the following page.

Table II-E-1
Annual Installment Per Unit – Phase #1

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$155,000.00	$639.49
Interest	$442,635.27	$1,826.20
Administrative Expense	$27,500.00	$113.46
Total	**$625,135.27**	**$2,579.15**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the current outstanding 242.38 Equivalent Units.

The Annual Installment to be collected from each Lot Type in Phase #1 for 2025-26 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment Per Lot Type – Phase #1

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (60' Lot)	$2,579.15	1.00	$2,579.15
Lot Type 2 (50' Lot)	$2,579.15	0.83	$2,140.70

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #1 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the 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.

F. Annual Budget – Phase #2 Major Improvements

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Major Improvements Reimbursement Agreement, of which twenty-one (21) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Major Improvements Reimbursement Agreement, which is 6.88 percent per annum for 2025-26. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as the TIRZ Annual Credit Amount and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Major Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Major Improvements Annual Installments to be Collected for 2025-26

The total outstanding cost of Phase #2 Major Improvements submitted by the Developer to the Town as of August 5, 2020 is $1,366,073. The outstanding principal balance on the Phase #2 Major Improvements Assessments is $1,284,000, which represents the Phase #2 reimbursement amount for 2025-26. Interest is calculated based on the outstanding Assessments of $1,284,000. The budget for the Phase #2 Major Improvements of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-F-1 below.

Table II-F-1
Budget for the Phase #2 Major Improvements Annual Installments to be Collected for 2025-26

Description	Total
Interest through September 1, 2026	$88,378
Principal due on September 1, 2026	$16,000
Subtotal debt service on Phase #2 Reimbursement Agreement	*$104,378*
Administrative Expenses	$37,500
Subtotal Expenses	*$141,878*
Available TIRZ Credit	($7,979)
Available Administrative Expense account	($5,000)
Subtotal funds available	*($12,979)*
Annual Installments	**$128,899**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of $88,378, which equal interest on the outstanding Assessments balance of $1,284,000 for one year and an effective interest rate of 6.88 percent. Annual Installments to be collected

include a principal amount of $16,000. As a result, total principal and interest due for the Phase #2 Major Improvements Assessments in 2025-26 is estimated to be equal to $104,378.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-F-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be $37,500.

Table II-F-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
Town	$3,100
Administrator	$25,000
Trustee	$3,800
Auditor	$2,300
Contingency	$3,300
Total	**$37,500**

Available TIRZ Credit

According to the Denton County Tax Assessor-Collector, there have been TIRZ increments collected in 2024 in the total amount of $7,979 that are available to be used as TIRZ Credit in 2025-26 for the Parcel within Phase #2. This TIRZ Credit amount to the Phase #2 Parcel within as shown in Appendix E-2.

Available Administrative Expense Account

As of June 30, 2025, there is $5,000 anticipated to be available in the Administrative Expense Account to reduce the Phase #2 Major Improvement Annual Installment for 2025-26.

G. Annual Installments per Units – Phase #2 Major Improvements

According to the Updated Service and Assessment Plan, 206 units representing 189.75 total Equivalent Units are estimated to be built within Phase #2 of the PID. According to Trustee records, there are no units that have prepaid their Phase #2 Assessment in full. As a result, the outstanding Phase #2 total Equivalent Units is 189.75. The Annual Installment due to be collected per Equivalent Unit within Phase #1 of the PID for 2025-26 is shown in Table II-G-1 on the following page.

Table II-G-1
Annual Installment Per Unit – Phase #2 Major Improvements

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$16,000.00	$84.32
Interest	$88,377.72	$465.76
Administrative Expenses	$32,500.00	$171.28
Total	**$136,877.72**	**$721.36**

1 – Refer to Table II-F-1 of this report for additional budget details.
2 – Based on the current outstanding 189.75 Equivalent Units.

The Phase #2 Major Improvements Annual Installment to be collected from each Lot Type in Phase #2 for 2025-26 is shown in Table II-G-2 below.

Table II-G-2
Annual Installment Per Lot Type – Phase #2 Major Improvements

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (60' Lot)	$721.36	1.00	$721.36
Lot Type 2 (50' Lot)	$721.36	0.87	$627.58

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

H. Annual Budget – Phase #2 Direct Improvements

Phase #2 Direct Improvements - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments beginning with the tax year following the execution of the Phase #2 Direct Improvements Reimbursement Agreement, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest based on the interest rate applicable to the Phase #2 Direct Improvements Reimbursement Agreement, which is 7.63 percent per annum for 2025-26. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the

Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan such as interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phase #2 Direct Improvements Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and administration of the PID.

Phase #2 Direct Improvements Annual Installments to be Collected for 2025-26

The outstanding principal balance on the Phase #2 Direct Improvements Assessments is $9,145,000, which represents the Phase #2 Direct Improvements reimbursement amount for 2025-26. Interest is calculated on this reimbursement amount at the applicable interest rate explained on the previous page. The budget for the Phase #2 Direct Improvements of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-H-1 below.

Table II-H-1
Budget for the Phase #2 Direct Improvements Annual Installments to be Collected for 2025-26

Description	Total
Interest through September 1, 2026	$697,764
Principal due on September 1, 2026	$5,000
Subtotal debt service on Phase #2 Direct Improvements Reimbursement Agreement	*$702,764*
Administrative Expenses	$34,000
Subtotal Expenses	*$736,764*
Available Administrative Expense account	($5,000)
Subtotal funds available	*($5,000)*
Annual Installments	**$731,764**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due for 2025-26 in the amount of $697,764, which equal interest on the outstanding Assessments balance of $9,145,000 for one year and an effective interest rate of 7.63 percent. Annual Installments to be collected include a principal amount of $5,000. As a result, total principal and interest due for Phase #2 Direct Improvements Assessments in 2025-26 is estimated to be equal to $702,764.

Administrative Expenses

Administrative Expenses include the Town, Administrator, auditor, and contingency fees. As shown in Table II-H-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be $34,000.

Table II-H-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
Town	$3,100
Administrator	$25,000
Trustee	$300
Auditor	$2,300
Contingency	$3,300
Total	**$34,000**

Available Administrative Expense Account

As of June 30, 2025, there is $5,000 anticipated to be available in the Administrative Expense Account to reduce the Phase #2 Direct Improvements Annual Installment for 2025-26.

I. Annual Installments per Units – Phase #2 Direct Improvements

According to the Updated Service and Assessment Plan, 206 units representing 189.75 total Equivalent Units are estimated to be built within Phase #2 of the PID. According to Trustee records, there are no units that have prepaid their Phase #2 Direct Assessment in full. As a result, the outstanding Phase #2 total Equivalent Units is 189.75. The Annual Installment due to be collected per Equivalent Unit within Phase #2 of the PID for 2025-26 is shown in Table II-I-1 below.

Table II-I-1
Annual Installment Per Unit – Phase #2 Direct Improvements

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$5,000.00	$26.35
Interest	$697,763.50	$3,677.28
Administrative Expenses	$29,000.00	$152.83
Total	**$731,763.50**	**$3,856.46**

1 – Refer to Table II-H-1 of this report for additional budget details.
2 – Based on the current outstanding 189.75 Equivalent Units.

The Phase #2 Direct Improvements Annual Installment to be collected from each Lot Type in Phase #2 for 2025-26 is shown in Table II-I-2 below.

Table II-I-2
Annual Installment Per Lot Type – Phase #2 Direct Improvements

Lot Type	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Unit[1]
Lot Type 1 (60' Lot)	$3,856.46	1.00	$3,856.46
Lot Type 2 (50' Lot)	$3,856.46	0.87	$3,355.12

1 – Annual Installment and Annual Installment per Unit amounts do not include applicable TIRZ Credits, if any.

The list of Parcels within Phase #2 the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix F**.**

H. Bond Redemption Related Updates

According to the Project Engineer, the original estimated costs for the Phase #2 Major Improvements included significant amounts for contingency. The project engineer has confirmed that $710,000 was available in the Project Fund. Those funds were used to redeem $710,000 in Phase #2 Bonds on March 1, 2020.

(remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed within the PID, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

According to the original Service and Assessment Plan, Lot Type 1 (60') Lots with Phase #2 of the PID were allocated Assessments based on an estimated home value of $337,500 and Lot Type 2 (50') Lots within Phase #2 of the PID were allocated Assessments based on an estimated home value of $281,250. As a result, Lot Type 1 (60') Lots were assigned an Equivalent Unit factor of 1.00 and Lot Type 2 (50') Lots were assigned an Equivalent factor of 0.83.

As shown in the Updated Service and Assessment Plan, the estimated home values for Lot Type 1 (60') Lots and Lot Type 2 (50') Lots were updated to $452,000 and $393,000, respectively. As a result, Lot Type 1 (60') Lots and Lot Type 2 (50') Lots within Phase #2 of the PID have a revised Equivalent Unit factor of 1.00 and 0.87, respectively.

Except as noted above, the method of assessing property has not been changed and Assessed Property will continue to be as provided in the Updated Service and Assessment Plan.

(the remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated 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 VII.C of the Service and Assessment Plan.

The Assessment Roll summaries are shown in Appendix D-1, Appendix E-1, and Appendix F. Parcel in the PID is identified, along with the outstanding 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 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 on the following page:

$$A = B \times (C \div D)$$

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 Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Denton Central Appraisal District ("DCAD") online records, final plats, Phase #1A for 59 Phase #1 residential units and Phase #1B for 216 Phase #1 residential units, which were subdivided from Parcel 38224 and Parcel 38229, were recorded on January 22, 2019 and June 12, 2019, respectively. Phase #1A residential units were billed individually in 2019-20. Phase #1B Parcels were not recognized by DCAD in 2019. As a result, Annual Installments for Phase #1B Parcels were billed individually beginning in 2020-21.

B. Prepayment of Assessments

Phase #1

As of June 30, 2025, one (1) Parcel within Phase #1 of the PID has prepaid their Phase #1 Assessment in full.

Phase #2 Major Improvements

As of June 30, 2025, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Major Improvements Assessment.

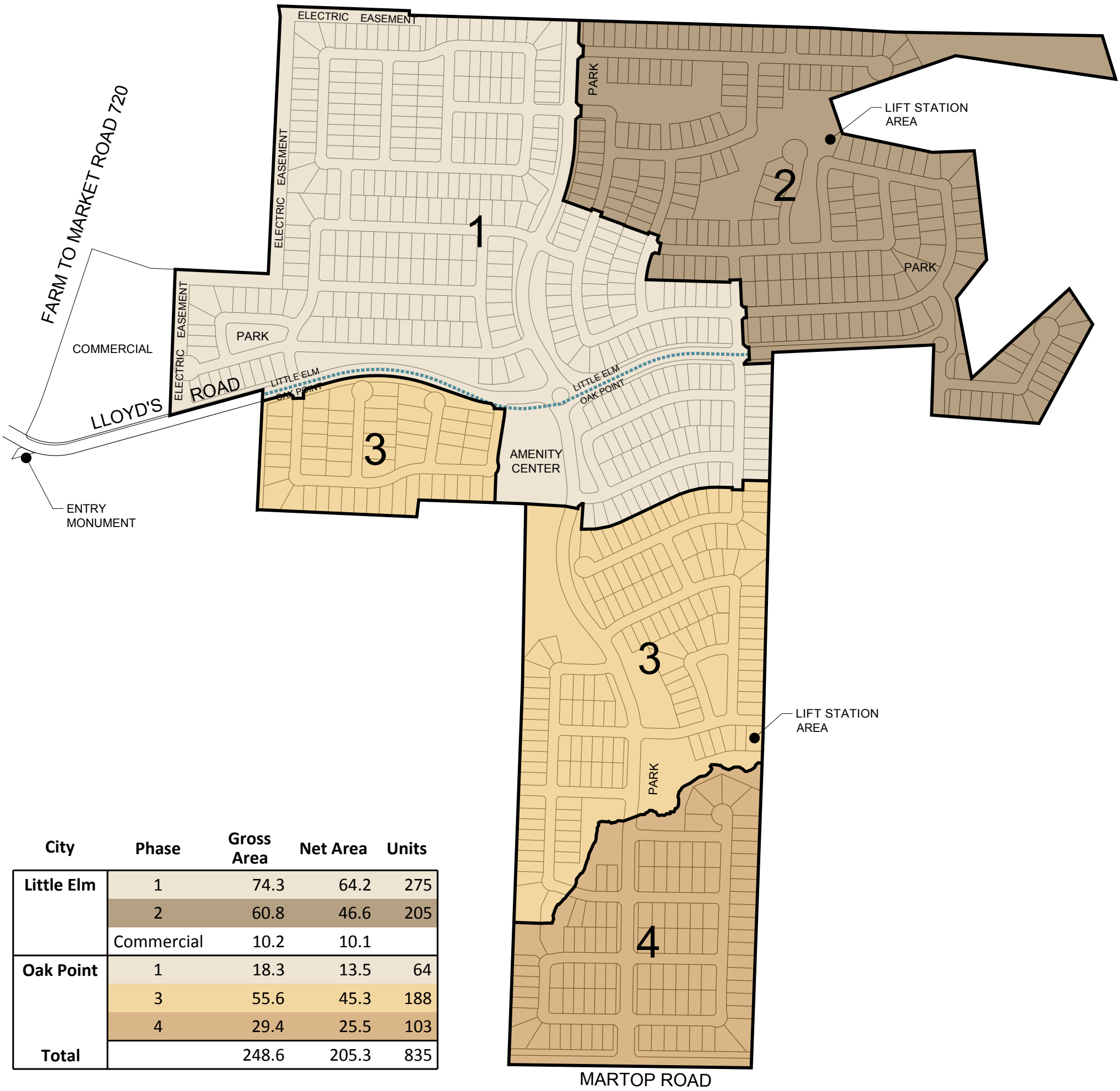
Phase #2 Direct Improvements

As of June 30, 2025, no Parcels within Phase #2 of the PID have prepaid their Phase #2 Direct Improvement Assessment.

The complete Assessment Roll is available for review at the Little Elm Town Hall, located at 100 Eldorado Parkway, Little Elm, Texas 75068.

(the remainder of this page is intentionally left blank)

APPENDIX A
PID MAP



City	Phase	Gross Area	Net Area	Units
Little Elm	1	74.3	64.2	275
	2	60.8	46.6	205
	Commercial	10.2	10.1	
Oak Point	1	18.3	13.5	64
	3	55.6	45.3	188
	4	29.4	25.5	103
Total		248.6	205.3	835

*Phase 1 Areas include offsite Lloyd Road improvements
**Net Area is net of Open Spaces, Electric Easement, Amenity Center, Parks & Areas not to be developed

Phase	Little Elm		Oak Point		Phase
	50' Lot	*60' Lot*	*50' Lot*	*60' Lot*	**Total**
1	186	89	64		339
2	124	81			205
3			133	55	188
4			38	65	103
Total	310	170	235	120	**835**

north

GRAPHIC SCALE IN FEET

0 250 500 1000

1" = 500'@ 11x17

PHASE MAP

Rudman NORTH

City of Oak Point & Town of Little Elm, Texas
January 2017

DWG NAME K:\FRI_CIVIL\SINGLE FAMILY PURSUITS\2014024 - RUDMAN NORTH TRACT\DWG\PRELIMINARY\EXHIBITS\EXHIBIT-PHASES.DWG
LAST SAVED 1/9/2017 5:16 PM

Kimley»Horn
5750 Genesis Court
Suite 200
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

APPENDIX B
PREPAID PARCELS

Phase 1 Prepaid Parcels

Parcel	EU	Ph. 1	Date Received
749022	1.00	$29,151.94	April 2021
TOTAL	**1.00**	**$29,151.94**	

Phase 2 Prepaid Parcels

Parcel	EU	Ph. 2 (MI)[1]	Ph. 2 (Direct)[1]	Total	Date Received
TOTAL	**0.00**	**$0.00**		**$0.00**	

1 - According to the Trustee there are no Phase 2 prepaid parcels as of June 30,2025.

APPENDIX C
ASSESSED VALUE OF THE PID

Appendix C

Rudman Tract PID

2025 Assessed Value

Phase	2025 Value[1]
All Parcels	$154,256,224.00
Total	**$154,256,224.00**

1 - Reflects the 2025 preliminary assessed values per DCAD records.

APPENDIX D-1
PHASE #1 ASSESSMENT ROLL SUMMARY - 2025-26

Appendix D-1
Rudman Tract Public Improvement District
2025-26 Assessment Roll Summary - Phase 1

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	TIRZ Credit	Annual Installment
748987	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,060.27)	$1,518.89
748988	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($947.63)	$1,631.52
748989	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($878.69)	$1,700.46
748990	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($965.51)	$1,613.65
748991	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($976.68)	$1,602.47
748992	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($970.65)	$1,608.51
748993	1	60	1	1.00	0.25	$6,633.02	$159.87	$456.55	$28.36	($252.10)	$392.69
958868					0.75	$19,899.07	$479.62	$1,369.65	$85.09	($127.89)	$1,806.48
748994	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($999.42)	$1,579.73
748995	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($853.62)	$1,725.53
748996	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($896.96)	$1,682.19
748997	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($932.35)	$1,646.80
748998	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($767.95)	$1,811.20
748999	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,024.70)	$1,554.46
749000	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,023.56)	$1,555.60
749001	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($940.63)	$1,638.52
749002	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($851.29)	$1,727.87
749003	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,038.27)	$1,540.88
749004	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($969.64)	$1,609.51
749005	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($522.34)	$2,056.81
749006	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($735.65)	$1,843.51
749007	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,019.58)	$1,559.58
749008	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($542.28)	$2,036.87
749009	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($957.43)	$1,621.72
749010	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,038.05)	$1,541.10
749011	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($924.38)	$1,654.78
749012	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,005.26)	$1,573.89
749013	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($985.68)	$1,593.47
749014	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($985.29)	$1,593.86
749015	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($851.61)	$1,727.55
749016	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($768.35)	$1,810.80
749017	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($949.25)	$1,629.90
749018	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($972.55)	$1,606.61
749019	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($892.04)	$1,687.11
749020	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($854.97)	$1,724.19
749021	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	$0.00	$2,579.15
749022	1	60	1	1.00	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	$0.00
749023	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,068.29)	$1,510.87
749024	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($934.55)	$1,206.14
749025	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,004.78)	$1,135.91
749026	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,012.26)	$1,128.44
749027	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($800.88)	$1,339.82
749028	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($919.61)	$1,221.09
749029	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($732.40)	$1,408.30
749030	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($87.85)	$2,052.85
749031	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($87.85)	$2,052.85
749032	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($97.74)	$2,042.96
749033	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749034	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,028.85)	$1,550.31
749035	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($99.97)	$2,479.18
749036	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($96.79)	$2,482.37
749037	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($96.79)	$2,482.37
749038	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($938.95)	$1,640.20
749039	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($839.46)	$1,739.69
749040	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($776.30)	$1,364.40
749041	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($940.63)	$1,200.07
749042	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($734.03)	$1,406.67
749043	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($766.84)	$1,373.86
749044	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($631.58)	$1,509.11
749045	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($865.05)	$1,714.11
749046	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($811.46)	$1,767.69
749047	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749048	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749049	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
749050	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757070	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($880.16)	$1,260.53
757071	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($896.96)	$1,243.74
757072	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($983.09)	$1,157.61
757073	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,048.79)	$1,091.91
757074	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($896.96)	$1,243.74
757075	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($915.77)	$1,224.92
757076	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($696.34)	$1,444.36
757077	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($959.79)	$1,180.91
757078	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($862.34)	$1,278.35
757079	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($915.92)	$1,224.78
757080	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($781.06)	$1,359.64
757081	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($825.43)	$1,315.27
757082	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($998.12)	$1,142.58
757083	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($930.38)	$1,210.32
757084	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,039.11)	$1,101.59
757085	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($903.68)	$1,237.02
757086	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($706.42)	$1,434.28
757087	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($680.28)	$1,460.42
757088	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,005.78)	$1,134.92
757089	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($941.73)	$1,198.97
757090	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757091	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($791.24)	$1,349.46
757092	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($918.95)	$1,221.75
757093	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($903.77)	$1,236.92
757094	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757095	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($782.74)	$1,357.96
757096	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($845.50)	$1,295.20
757097	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($864.71)	$1,275.98
757098	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($874.79)	$1,265.91
757099	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,039.67)	$1,101.02

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	TIRZ Credit	Annual Installment
757100	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($799.25)	$1,341.45
757101	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($738.97)	$1,401.73
757102	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($866.06)	$1,274.64
757103	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($765.94)	$1,374.76
757104	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757105	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($873.50)	$1,267.20
757106	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($780.45)	$1,360.25
757107	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($911.94)	$1,228.76
757108	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,087.38)	$1,491.78
757109	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($564.64)	$2,014.51
757110	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	$0.00	$2,579.15
757111 975256	1	60	1	1.00	0.10 0.90	$2,653.21 $23,878.88	$63.95	$182.62	$11.35	($77.85)	$180.06
757112	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($932.19)	$1,646.97
757113	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($888.56)	$1,690.59
757114	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($985.98)	$1,593.17
757115	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,134.86)	$1,444.30
757116	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($823.05)	$1,756.10
757117	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($913.37)	$1,665.79
757118	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,004.49)	$1,574.67
757119	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($965.27)	$1,613.88
757120	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($962.47)	$1,616.68
757121	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,035.69)	$1,543.46
757122	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757124	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($998.52)	$1,142.18
757125	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($788.79)	$1,351.91
757126	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($675.49)	$1,465.21
757127	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($670.70)	$1,469.99
757128	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($899.68)	$1,241.02
757129	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757130	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($884.40)	$1,256.30
757131	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($880.26)	$1,260.44
757132	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($905.36)	$1,235.33
757133	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($998.94)	$1,141.76
757134	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($894.44)	$1,246.26
757135	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($876.80)	$1,263.89
757136	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($824.53)	$1,316.17
757137	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($796.10)	$1,783.05
757138	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($990.35)	$1,588.81
757139	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($848.25)	$1,730.90
757140	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($974.23)	$1,604.93
757141	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($936.50)	$1,642.66
757142	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($254.22)	$2,324.93
757143	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,132.81)	$1,446.34
757144	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($891.44)	$1,687.71
757145	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,000.22)	$1,578.94
757146	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,006.65)	$1,572.50
757147	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,072.80)	$1,506.35
757148	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	$0.00	$2,579.15
757149	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,067.57)	$1,073.13
757150	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($833.92)	$1,306.78
757151	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($801.22)	$1,339.48
757152	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($894.48)	$1,246.22
757153	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757154	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($675.24)	$1,465.46
757155	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($903.98)	$1,236.72
757156	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($881.12)	$1,259.57
757157	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($866.72)	$1,273.97
757158	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($889.35)	$1,251.35
757159	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($908.72)	$1,231.98
757160	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($964.22)	$1,176.47
757161	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($87.85)	$2,052.85
757162	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($928.82)	$1,211.88
757163	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($816.77)	$1,323.93
757164	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($759.23)	$1,381.47
757165	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($797.76)	$1,342.94
757166	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($833.13)	$1,307.57
757167	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($868.40)	$1,272.29
757168	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($776.67)	$1,364.03
757169	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($876.51)	$1,264.18
757170	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($841.43)	$1,299.27
757171	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757172	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($810.74)	$1,329.96
757173	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($935.53)	$1,205.17
757174	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($770.98)	$1,369.72
757175	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($723.61)	$1,417.09
757176	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($736.38)	$1,404.32
757177	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,011.86)	$1,128.83
757178	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($783.50)	$1,357.19
757179	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($886.89)	$1,253.81
757180	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($965.83)	$1,174.87
757181	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($826.41)	$1,314.28
757182	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,003.90)	$1,136.80
757183	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($443.44)	$1,697.26
757184	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($790.89)	$1,349.80
757185	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($757.30)	$1,383.40
757186	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($975.64)	$1,165.06
757187	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($807.97)	$1,332.73
757188	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($817.05)	$1,323.64
757189	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($811.30)	$1,329.40
757190	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($902.41)	$1,238.29
757191	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($887.78)	$1,252.92
757192	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($697.53)	$1,443.16
757193	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($770.22)	$1,370.48
757194	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($887.42)	$1,253.28
757195	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($774.36)	$1,366.34
757196	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($994.30)	$1,146.40
757197	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($923.84)	$1,216.86
757198	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($823.05)	$1,317.64

Parcel	Estimated No. of units	Lot Size	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	TIRZ Credit	Annual Installment
757199	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($868.40)	$1,272.29
757200	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($854.97)	$1,285.73
757201	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($862.35)	$1,278.35
757202	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($904.31)	$1,236.39
757203	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($873.26)	$1,267.44
757204	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($844.55)	$1,296.14
757205	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($876.06)	$1,264.64
757206	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($870.87)	$1,269.83
757207	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($883.15)	$1,257.55
757208	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757209	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($872.05)	$1,707.11
757210	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,012.20)	$1,566.96
757211	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($983.50)	$1,595.65
757212	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($973.01)	$1,606.14
757213	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($977.02)	$1,602.13
757214	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($265.48)	$2,313.68
757215	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($896.95)	$1,682.21
757216	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,064.32)	$1,514.83
757217	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($946.36)	$1,194.34
757218	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($907.02)	$1,233.68
757219	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($828.09)	$1,312.60
757220	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($809.25)	$1,331.45
757221	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($829.91)	$1,310.79
757222	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($845.38)	$1,295.32
757223	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,027.33)	$1,113.37
757224	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757225	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757226	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($827.22)	$1,313.48
757227	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($744.11)	$1,396.59
757228	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($956.54)	$1,184.16
757229	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($921.72)	$1,218.98
757230	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($764.27)	$1,376.43
757231	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($886.99)	$1,253.71
757232	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($899.92)	$1,240.78
757233	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($885.20)	$1,255.50
757234	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($846.52)	$1,294.18
757235	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($928.88)	$1,211.82
757236	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($991.02)	$1,149.67
757237	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($928.88)	$1,211.82
757238	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,039.73)	$1,100.96
757239	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($896.81)	$1,243.89
757240	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757241	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	$0.00	$2,579.15
757242	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($997.74)	$1,581.41
757243	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($996.50)	$1,582.65
757244	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,026.21)	$1,552.94
757246	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757247	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($940.63)	$1,200.07
757248	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($822.54)	$1,318.15
757249	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($756.25)	$1,384.45
757250 1007560	1	50	2	0.83	0.415 0.415	$11,010.82	$265.39	$757.87	$47.09 $47.09	($271.26) ($224.73)	$799.09
757251	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($844.15)	$1,296.55
757252	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($956.05)	$1,184.65
757253	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($922.12)	$1,218.58
757254	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($712.19)	$1,428.51
757255	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($849.93)	$1,290.77
757256	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($879.30)	$1,261.39
757257	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,039.73)	$1,100.96
757258	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,055.35)	$1,085.35
757259	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,024.62)	$1,116.08
757260	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($998.12)	$1,142.58
757261	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($715.55)	$1,425.15
757262	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,021.26)	$1,119.44
757263	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,080.76)	$1,059.94
757264	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($847.53)	$1,293.17
757265	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($900.50)	$1,240.20
757266	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($847.44)	$1,293.26
757267	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($769.30)	$1,371.40
757268	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($919.81)	$1,220.89
757269	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,117.13)	$1,462.02
757270	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,008.07)	$1,571.08
757271	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	$0.00	$2,579.15
757272	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($896.14)	$1,683.01
757273	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($866.72)	$1,273.97
757274	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,040.73)	$1,099.96
757275	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($796.18)	$1,344.52
757276	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($919.55)	$1,659.60
757277	1	60	1	1.00	1.00	$26,532.09	$639.49	$1,826.20	$113.46	($1,009.50)	$1,569.65
757278	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($879.49)	$1,261.21
757279	0	0	Non Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757280	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($901.36)	$1,239.34
757281	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($156.60)	$1,984.10
757282	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($862.35)	$1,278.35
757283	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($877.62)	$1,263.08
757284	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($853.29)	$1,287.41
757285	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	$0.00	$2,140.70
757286	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($985.33)	$1,155.37
757287	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($890.24)	$1,250.46
757288	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($889.97)	$1,250.73
757289	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($702.11)	$1,438.58
757290	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($659.74)	$1,480.96
757291	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($819.78)	$1,320.91
757292	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($794.50)	$1,346.20
757293	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,116.30)	$1,024.39
757294	1	50	2	0.83	0.83	$22,021.63	$530.78	$1,515.75	$94.17	($1,071.91)	$1,068.79
Total	**275**			**243.38**	**242.38**	**$6,430,848.06**	**$155,000.00**	**$442,635.27**	**$27,500.00**	**($223,979.26)**	**$401,156.01**

APPENDIX D-2
PHASE #1 TIRZ CALCULATION - 2025-26

Appendix D-2
TIRZ Credit Calculation - Phase #1
2025-26

Property ID (PIDN)	Town Taxes Collected (2024)	Base Yr Taxes	2025-26 TIRZ Increments	Available 2025-26 TIRZ Credit (30.00%)	Applicable 2025-26 TIRZ Credit (30.00%)
748987	$3,534.22	$0.00	$3,534.22	($1,060.27)	($1,060.27)
748988	$3,158.77	$0.00	$3,158.77	($947.63)	($947.63)
748989	$2,928.98	$0.00	$2,928.98	($878.69)	($878.69)
748990	$3,218.35	$0.00	$3,218.35	($965.51)	($965.51)
748991	$3,255.60	$0.00	$3,255.60	($976.68)	($976.68)
748992	$3,235.49	$0.00	$3,235.49	($970.65)	($970.65)
748993	$840.34	$0.00	$840.34	($252.10)	($252.10)
958868	$426.29	$0.00	$426.29	($127.89)	($127.89)
748994	$3,331.40	$0.00	$3,331.40	($999.42)	($999.42)
748995	$2,845.41	$0.00	$2,845.41	($853.62)	($853.62)
748996	$2,989.87	$0.00	$2,989.87	($896.96)	($896.96)
748997	$3,107.83	$0.00	$3,107.83	($932.35)	($932.35)
748998	$2,559.83	$0.00	$2,559.83	($767.95)	($767.95)
748999	$3,415.65	$0.00	$3,415.65	($1,024.70)	($1,024.70)
749000	$3,411.85	$0.00	$3,411.85	($1,023.56)	($1,023.56)
749001	$3,135.44	$0.00	$3,135.44	($940.63)	($940.63)
749002	$2,837.62	$0.00	$2,837.62	($851.29)	($851.29)
749003	$3,460.91	$0.00	$3,460.91	($1,038.27)	($1,038.27)
749004	$3,232.13	$0.00	$3,232.13	($969.64)	($969.64)
749005	$1,741.13	$0.00	$1,741.13	($522.34)	($522.34)
749006	$2,452.15	$0.00	$2,452.15	($735.65)	($735.65)
749007	$3,398.59	$0.00	$3,398.59	($1,019.58)	($1,019.58)
749008	$1,807.61	$0.00	$1,807.61	($542.28)	($542.28)
749009	$3,191.43	$0.00	$3,191.43	($957.43)	($957.43)
749010	$3,460.18	$0.00	$3,460.18	($1,038.05)	($1,038.05)
749011	$3,081.26	$0.00	$3,081.26	($924.38)	($924.38)
749012	$3,350.88	$0.00	$3,350.88	($1,005.26)	($1,005.26)
749013	$3,285.61	$0.00	$3,285.61	($985.68)	($985.68)
749014	$3,284.30	$0.00	$3,284.30	($985.29)	($985.29)
749015	$2,838.69	$0.00	$2,838.69	($851.61)	($851.61)
749016	$2,561.18	$0.00	$2,561.18	($768.35)	($768.35)
749017	$3,164.18	$0.00	$3,164.18	($949.25)	($949.25)
749018	$3,241.82	$0.00	$3,241.82	($972.55)	($972.55)
749019	$2,973.48	$0.00	$2,973.48	($892.04)	($892.04)
749020	$2,849.89	$0.00	$2,849.89	($854.97)	($854.97)
749021	$0.00	$0.00	$0.00	$0.00	$0.00
749022	$3,096.25	$0.00	$3,096.25	($928.88)	PREPAID
749023	$3,560.96	$0.00	$3,560.96	($1,068.29)	($1,068.29)
749024	$3,115.18	$0.00	$3,115.18	($934.55)	($934.55)
749025	$3,349.28	$0.00	$3,349.28	($1,004.78)	($1,004.78)
749026	$3,374.20	$0.00	$3,374.20	($1,012.26)	($1,012.26)
749027	$2,669.59	$0.00	$2,669.59	($800.88)	($800.88)
749028	$3,065.36	$0.00	$3,065.36	($919.61)	($919.61)
749029	$2,441.33	$0.00	$2,441.33	($732.40)	($732.40)
749030	$292.82	$0.00	$292.82	($87.85)	($87.85)
749031	$292.82	$0.00	$292.82	($87.85)	($87.85)
749032	$325.80	$0.00	$325.80	($97.74)	($97.74)
749033	$0.00	$0.00	$0.00	$0.00	$0.00
749034	$3,429.49	$0.00	$3,429.49	($1,028.85)	($1,028.85)
749035	$333.23	$0.00	$333.23	($99.97)	($99.97)
749036	$322.62	$0.00	$322.62	($96.79)	($96.79)
749037	$322.62	$0.00	$322.62	($96.79)	($96.79)
749038	$3,129.84	$0.00	$3,129.84	($938.95)	($938.95)
749039	$2,798.20	$0.00	$2,798.20	($839.46)	($839.46)
749040	$2,587.65	$0.00	$2,587.65	($776.30)	($776.30)
749041	$3,135.44	$0.00	$3,135.44	($940.63)	($940.63)
749042	$2,446.76	$0.00	$2,446.76	($734.03)	($734.03)
749043	$2,556.14	$0.00	$2,556.14	($766.84)	($766.84)

Property ID (PIDN)	Town Taxes Collected (2024)	Base Yr Taxes	2025-26 TIRZ Increments	Available 2025-26 TIRZ Credit (30.00%)	Applicable 2025-26 TIRZ Credit (30.00%)
749044	$2,105.28	$0.00	$2,105.28	($631.58)	($631.58)
749045	$2,883.49	$0.00	$2,883.49	($865.05)	($865.05)
749046	$2,704.88	$0.00	$2,704.88	($811.46)	($811.46)
749047	$0.00	$0.00	$0.00	$0.00	$0.00
749048	$0.00	$0.00	$0.00	$0.00	$0.00
749049	$0.00	$0.00	$0.00	$0.00	$0.00
749050	$0.00	$0.00	$0.00	$0.00	$0.00
757070	$2,933.88	$0.00	$2,933.88	($880.16)	($880.16)
757071	$2,989.87	$0.00	$2,989.87	($896.96)	($896.96)
757072	$3,276.97	$0.00	$3,276.97	($983.09)	($983.09)
757073	$3,495.97	$0.00	$3,495.97	($1,048.79)	($1,048.79)
757074	$2,989.87	$0.00	$2,989.87	($896.96)	($896.96)
757075	$3,052.58	$0.00	$3,052.58	($915.77)	($915.77)
757076	$2,321.13	$0.00	$2,321.13	($696.34)	($696.34)
757077	$3,199.29	$0.00	$3,199.29	($959.79)	($959.79)
757078	$2,874.48	$0.00	$2,874.48	($862.34)	($862.34)
757079	$3,053.05	$0.00	$3,053.05	($915.92)	($915.92)
757080	$2,603.54	$0.00	$2,603.54	($781.06)	($781.06)
757081	$2,751.44	$0.00	$2,751.44	($825.43)	($825.43)
757082	$3,327.07	$0.00	$3,327.07	($998.12)	($998.12)
757083	$3,101.26	$0.00	$3,101.26	($930.38)	($930.38)
757084	$3,463.70	$0.00	$3,463.70	($1,039.11)	($1,039.11)
757085	$3,012.26	$0.00	$3,012.26	($903.68)	($903.68)
757086	$2,354.73	$0.00	$2,354.73	($706.42)	($706.42)
757087	$2,267.60	$0.00	$2,267.60	($680.28)	($680.28)
757088	$3,352.60	$0.00	$3,352.60	($1,005.78)	($1,005.78)
757089	$3,139.09	$0.00	$3,139.09	($941.73)	($941.73)
757090	$0.00	$0.00	$0.00	$0.00	$0.00
757091	$2,637.45	$0.00	$2,637.45	($791.24)	($791.24)
757092	$3,063.15	$0.00	$3,063.15	($918.95)	($918.95)
757093	$3,012.58	$0.00	$3,012.58	($903.77)	($903.77)
757094	$0.00	$0.00	$0.00	$0.00	$0.00
757095	$2,609.13	$0.00	$2,609.13	($782.74)	($782.74)
757096	$2,818.33	$0.00	$2,818.33	($845.50)	($845.50)
757097	$2,882.38	$0.00	$2,882.38	($864.71)	($864.71)
757098	$2,915.96	$0.00	$2,915.96	($874.79)	($874.79)
757099	$3,465.58	$0.00	$3,465.58	($1,039.67)	($1,039.67)
757100	$2,664.16	$0.00	$2,664.16	($799.25)	($799.25)
757101	$2,463.24	$0.00	$2,463.24	($738.97)	($738.97)
757102	$2,886.86	$0.00	$2,886.86	($866.06)	($866.06)
757103	$2,553.14	$0.00	$2,553.14	($765.94)	($765.94)
757104	$0.00	$0.00	$0.00	$0.00	$0.00
757105	$2,911.66	$0.00	$2,911.66	($873.50)	($873.50)
757106	$2,601.49	$0.00	$2,601.49	($780.45)	($780.45)
757107	$3,039.79	$0.00	$3,039.79	($911.94)	($911.94)
757108	$3,624.59	$0.00	$3,624.59	($1,087.38)	($1,087.38)
757109	$1,882.14	$0.00	$1,882.14	($564.64)	($564.64)
757110	$0.00	$0.00	$0.00	$0.00	$0.00
757111	$259.51	$0.00	$259.51	($77.85)	($77.85)
975256	$0.00	$0.00	$0.00	$0.00	$0.00
757112	$3,107.29	$0.00	$3,107.29	($932.19)	($932.19)
757113	$2,961.87	$0.00	$2,961.87	($888.56)	($888.56)
757114	$3,286.61	$0.00	$3,286.61	($985.98)	($985.98)
757115	$3,782.86	$0.00	$3,782.86	($1,134.86)	($1,134.86)
757116	$2,743.51	$0.00	$2,743.51	($823.05)	($823.05)
757117	$3,044.55	$0.00	$3,044.55	($913.37)	($913.37)
757118	$3,348.29	$0.00	$3,348.29	($1,004.49)	($1,004.49)
757119	$3,217.57	$0.00	$3,217.57	($965.27)	($965.27)
757120	$3,208.23	$0.00	$3,208.23	($962.47)	($962.47)
757121	$3,452.30	$0.00	$3,452.30	($1,035.69)	($1,035.69)
757122	$0.00	$0.00	$0.00	$0.00	$0.00
757124	$3,328.39	$0.00	$3,328.39	($998.52)	($998.52)

Property ID (PIDN)	Town Taxes Collected (2024)	Base Yr Taxes	2025-26 TIRZ Increments	Available 2025-26 TIRZ Credit (30.00%)	Applicable 2025-26 TIRZ Credit (30.00%)
757125	$2,629.29	$0.00	$2,629.29	($788.79)	($788.79)
757126	$2,251.64	$0.00	$2,251.64	($675.49)	($675.49)
757127	$2,235.68	$0.00	$2,235.68	($670.70)	($670.70)
757128	$2,998.94	$0.00	$2,998.94	($899.68)	($899.68)
757129	$0.00	$0.00	$0.00	$0.00	$0.00
757130	$2,948.00	$0.00	$2,948.00	($884.40)	($884.40)
757131	$2,934.19	$0.00	$2,934.19	($880.26)	($880.26)
757132	$3,017.88	$0.00	$3,017.88	($905.36)	($905.36)
757133	$3,329.79	$0.00	$3,329.79	($998.94)	($998.94)
757134	$2,981.47	$0.00	$2,981.47	($894.44)	($894.44)
757135	$2,922.68	$0.00	$2,922.68	($876.80)	($876.80)
757136	$2,748.43	$0.00	$2,748.43	($824.53)	($824.53)
757137	$2,653.67	$0.00	$2,653.67	($796.10)	($796.10)
757138	$3,301.16	$0.00	$3,301.16	($990.35)	($990.35)
757139	$2,827.50	$0.00	$2,827.50	($848.25)	($848.25)
757140	$3,247.42	$0.00	$3,247.42	($974.23)	($974.23)
757141	$3,121.66	$0.00	$3,121.66	($936.50)	($936.50)
757142	$847.41	$0.00	$847.41	($254.22)	($254.22)
757143	$3,776.04	$0.00	$3,776.04	($1,132.81)	($1,132.81)
757144	$2,971.48	$0.00	$2,971.48	($891.44)	($891.44)
757145	$3,334.05	$0.00	$3,334.05	($1,000.22)	($1,000.22)
757146	$3,355.51	$0.00	$3,355.51	($1,006.65)	($1,006.65)
757147	$3,576.01	$0.00	$3,576.01	($1,072.80)	($1,072.80)
757148	$0.00	$0.00	$0.00	$0.00	$0.00
757149	$3,558.57	$0.00	$3,558.57	($1,067.57)	($1,067.57)
757150	$2,779.74	$0.00	$2,779.74	($833.92)	($833.92)
757151	$2,670.72	$0.00	$2,670.72	($801.22)	($801.22)
757152	$2,981.59	$0.00	$2,981.59	($894.48)	($894.48)
757153	$0.00	$0.00	$0.00	$0.00	$0.00
757154	$2,250.80	$0.00	$2,250.80	($675.24)	($675.24)
757155	$3,013.25	$0.00	$3,013.25	($903.98)	($903.98)
757156	$2,937.08	$0.00	$2,937.08	($881.12)	($881.12)
757157	$2,889.08	$0.00	$2,889.08	($866.72)	($866.72)
757158	$2,964.50	$0.00	$2,964.50	($889.35)	($889.35)
757159	$3,029.05	$0.00	$3,029.05	($908.72)	($908.72)
757160	$3,214.08	$0.00	$3,214.08	($964.22)	($964.22)
757161	$292.82	$0.00	$292.82	($87.85)	($87.85)
757162	$3,096.06	$0.00	$3,096.06	($928.82)	($928.82)
757163	$2,722.56	$0.00	$2,722.56	($816.77)	($816.77)
757164	$2,530.75	$0.00	$2,530.75	($759.23)	($759.23)
757165	$2,659.19	$0.00	$2,659.19	($797.76)	($797.76)
757166	$2,777.10	$0.00	$2,777.10	($833.13)	($833.13)
757167	$2,894.68	$0.00	$2,894.68	($868.40)	($868.40)
757168	$2,588.89	$0.00	$2,588.89	($776.67)	($776.67)
757169	$2,921.71	$0.00	$2,921.71	($876.51)	($876.51)
757170	$2,804.76	$0.00	$2,804.76	($841.43)	($841.43)
757171	$0.00	$0.00	$0.00	$0.00	$0.00
757172	$2,702.46	$0.00	$2,702.46	($810.74)	($810.74)
757173	$3,118.42	$0.00	$3,118.42	($935.53)	($935.53)
757174	$2,569.94	$0.00	$2,569.94	($770.98)	($770.98)
757175	$2,412.02	$0.00	$2,412.02	($723.61)	($723.61)
757176	$2,454.60	$0.00	$2,454.60	($736.38)	($736.38)
757177	$3,372.88	$0.00	$3,372.88	($1,011.86)	($1,011.86)
757178	$2,611.68	$0.00	$2,611.68	($783.50)	($783.50)
757179	$2,956.30	$0.00	$2,956.30	($886.89)	($886.89)
757180	$3,219.43	$0.00	$3,219.43	($965.83)	($965.83)
757181	$2,754.71	$0.00	$2,754.71	($826.41)	($826.41)
757182	$3,346.33	$0.00	$3,346.33	($1,003.90)	($1,003.90)
757183	$1,478.13	$0.00	$1,478.13	($443.44)	($443.44)
757184	$2,636.31	$0.00	$2,636.31	($790.89)	($790.89)
757185	$2,524.33	$0.00	$2,524.33	($757.30)	($757.30)
757186	$3,252.12	$0.00	$3,252.12	($975.64)	($975.64)

Property ID (PIDN)	Town Taxes Collected (2024)	Base Yr Taxes	2025-26 TIRZ Increments	Available 2025-26 TIRZ Credit (30.00%)	Applicable 2025-26 TIRZ Credit (30.00%)
757187	$2,693.24	$0.00	$2,693.24	($807.97)	($807.97)
757188	$2,723.51	$0.00	$2,723.51	($817.05)	($817.05)
757189	$2,704.32	$0.00	$2,704.32	($811.30)	($811.30)
757190	$3,008.04	$0.00	$3,008.04	($902.41)	($902.41)
757191	$2,959.26	$0.00	$2,959.26	($887.78)	($887.78)
757192	$2,325.11	$0.00	$2,325.11	($697.53)	($697.53)
757193	$2,567.40	$0.00	$2,567.40	($770.22)	($770.22)
757194	$2,958.07	$0.00	$2,958.07	($887.42)	($887.42)
757195	$2,581.19	$0.00	$2,581.19	($774.36)	($774.36)
757196	$3,314.32	$0.00	$3,314.32	($994.30)	($994.30)
757197	$3,079.45	$0.00	$3,079.45	($923.84)	($923.84)
757198	$2,743.51	$0.00	$2,743.51	($823.05)	($823.05)
757199	$2,894.68	$0.00	$2,894.68	($868.40)	($868.40)
757200	$2,849.89	$0.00	$2,849.89	($854.97)	($854.97)
757201	$2,874.50	$0.00	$2,874.50	($862.35)	($862.35)
757202	$3,014.37	$0.00	$3,014.37	($904.31)	($904.31)
757203	$2,910.86	$0.00	$2,910.86	($873.26)	($873.26)
757204	$2,815.18	$0.00	$2,815.18	($844.55)	($844.55)
757205	$2,920.20	$0.00	$2,920.20	($876.06)	($876.06)
757206	$2,902.89	$0.00	$2,902.89	($870.87)	($870.87)
757207	$2,943.82	$0.00	$2,943.82	($883.15)	($883.15)
757208	$0.00	$0.00	$0.00	$0.00	$0.00
757209	$2,906.82	$0.00	$2,906.82	($872.05)	($872.05)
757210	$3,373.99	$0.00	$3,373.99	($1,012.20)	($1,012.20)
757211	$3,278.34	$0.00	$3,278.34	($983.50)	($983.50)
757212	$3,243.38	$0.00	$3,243.38	($973.01)	($973.01)
757213	$3,256.73	$0.00	$3,256.73	($977.02)	($977.02)
757214	$884.92	$0.00	$884.92	($265.48)	($265.48)
757215	$2,989.82	$0.00	$2,989.82	($896.95)	($896.95)
757216	$3,547.73	$0.00	$3,547.73	($1,064.32)	($1,064.32)
757217	$3,154.53	$0.00	$3,154.53	($946.36)	($946.36)
757218	$3,023.39	$0.00	$3,023.39	($907.02)	($907.02)
757219	$2,760.31	$0.00	$2,760.31	($828.09)	($828.09)
757220	$2,697.50	$0.00	$2,697.50	($809.25)	($809.25)
757221	$2,766.37	$0.00	$2,766.37	($829.91)	($829.91)
757222	$2,817.92	$0.00	$2,817.92	($845.38)	($845.38)
757223	$3,424.44	$0.00	$3,424.44	($1,027.33)	($1,027.33)
757224	$0.00	$0.00	$0.00	$0.00	$0.00
757225	$0.00	$0.00	$0.00	$0.00	$0.00
757226	$2,757.40	$0.00	$2,757.40	($827.22)	($827.22)
757227	$2,480.36	$0.00	$2,480.36	($744.11)	($744.11)
757228	$3,188.46	$0.00	$3,188.46	($956.54)	($956.54)
757229	$3,072.40	$0.00	$3,072.40	($921.72)	($921.72)
757230	$2,547.55	$0.00	$2,547.55	($764.27)	($764.27)
757231	$2,956.64	$0.00	$2,956.64	($886.99)	($886.99)
757232	$2,999.74	$0.00	$2,999.74	($899.92)	($899.92)
757233	$2,950.67	$0.00	$2,950.67	($885.20)	($885.20)
757234	$2,821.73	$0.00	$2,821.73	($846.52)	($846.52)
757235	$3,096.25	$0.00	$3,096.25	($928.88)	($928.88)
757236	$3,303.41	$0.00	$3,303.41	($991.02)	($991.02)
757237	$3,096.25	$0.00	$3,096.25	($928.88)	($928.88)
757238	$3,465.78	$0.00	$3,465.78	($1,039.73)	($1,039.73)
757239	$2,989.35	$0.00	$2,989.35	($896.81)	($896.81)
757240	$0.00	$0.00	$0.00	$0.00	$0.00
757241	$0.00	$0.00	$0.00	$0.00	$0.00
757242	$3,325.81	$0.00	$3,325.81	($997.74)	($997.74)
757243	$3,321.67	$0.00	$3,321.67	($996.50)	($996.50)
757244	$3,420.71	$0.00	$3,420.71	($1,026.21)	($1,026.21)
757246	$0.00	$0.00	$0.00	$0.00	$0.00
757247	$3,135.44	$0.00	$3,135.44	($940.63)	($940.63)
757248	$2,741.81	$0.00	$2,741.81	($822.54)	($822.54)
757249	$2,520.82	$0.00	$2,520.82	($756.25)	($756.25)

Property ID (PIDN)	Town Taxes Collected (2024)	Base Yr Taxes	2025-26 TIRZ Increments	Available 2025-26 TIRZ Credit (30.00%)	Applicable 2025-26 TIRZ Credit (30.00%)
757250	$904.19	$0.00	$904.19	($271.26)	($271.26)
1007560	$749.11	$0.00	$749.11	($224.73)	($224.73)
757251	$2,813.82	$0.00	$2,813.82	($844.15)	($844.15)
757252	$3,186.83	$0.00	$3,186.83	($956.05)	($956.05)
757253	$3,073.73	$0.00	$3,073.73	($922.12)	($922.12)
757254	$2,373.96	$0.00	$2,373.96	($712.19)	($712.19)
757255	$2,833.09	$0.00	$2,833.09	($849.93)	($849.93)
757256	$2,931.01	$0.00	$2,931.01	($879.30)	($879.30)
757257	$3,465.78	$0.00	$3,465.78	($1,039.73)	($1,039.73)
757258	$3,517.84	$0.00	$3,517.84	($1,055.35)	($1,055.35)
757259	$3,415.39	$0.00	$3,415.39	($1,024.62)	($1,024.62)
757260	$3,327.07	$0.00	$3,327.07	($998.12)	($998.12)
757261	$2,385.17	$0.00	$2,385.17	($715.55)	($715.55)
757262	$3,404.19	$0.00	$3,404.19	($1,021.26)	($1,021.26)
757263	$3,602.54	$0.00	$3,602.54	($1,080.76)	($1,080.76)
757264	$2,825.09	$0.00	$2,825.09	($847.53)	($847.53)
757265	$3,001.67	$0.00	$3,001.67	($900.50)	($900.50)
757266	$2,824.80	$0.00	$2,824.80	($847.44)	($847.44)
757267	$2,564.34	$0.00	$2,564.34	($769.30)	($769.30)
757268	$3,066.04	$0.00	$3,066.04	($919.81)	($919.81)
757269	$3,723.77	$0.00	$3,723.77	($1,117.13)	($1,117.13)
757270	$3,360.23	$0.00	$3,360.23	($1,008.07)	($1,008.07)
757271	$0.00	$0.00	$0.00	$0.00	$0.00
757272	$2,987.14	$0.00	$2,987.14	($896.14)	($896.14)
757273	$2,889.08	$0.00	$2,889.08	($866.72)	($866.72)
757274	$3,469.11	$0.00	$3,469.11	($1,040.73)	($1,040.73)
757275	$2,653.93	$0.00	$2,653.93	($796.18)	($796.18)
757276	$3,065.18	$0.00	$3,065.18	($919.55)	($919.55)
757277	$3,365.00	$0.00	$3,365.00	($1,009.50)	($1,009.50)
757278	$2,931.64	$0.00	$2,931.64	($879.49)	($879.49)
757279	$0.00	$0.00	$0.00	$0.00	$0.00
757280	$3,004.54	$0.00	$3,004.54	($901.36)	($901.36)
757281	$521.99	$0.00	$521.99	($156.60)	($156.60)
757282	$2,874.50	$0.00	$2,874.50	($862.35)	($862.35)
757283	$2,925.39	$0.00	$2,925.39	($877.62)	($877.62)
757284	$2,844.29	$0.00	$2,844.29	($853.29)	($853.29)
757285	$0.00	$0.00	$0.00	$0.00	$0.00
757286	$3,284.43	$0.00	$3,284.43	($985.33)	($985.33)
757287	$2,967.47	$0.00	$2,967.47	($890.24)	($890.24)
757288	$2,966.56	$0.00	$2,966.56	($889.97)	($889.97)
757289	$2,340.38	$0.00	$2,340.38	($702.11)	($702.11)
757290	$2,199.14	$0.00	$2,199.14	($659.74)	($659.74)
757291	$2,732.61	$0.00	$2,732.61	($819.78)	($819.78)
757292	$2,648.33	$0.00	$2,648.33	($794.50)	($794.50)
757293	$3,721.01	$0.00	$3,721.01	($1,116.30)	($1,116.30)
757294	$3,573.04	$0.00	$3,573.04	($1,071.91)	($1,071.91)
TOTAL	**$749,693.79**	**$0.00**	**$749,693.79**	**($224,908.14)**	**($223,979.26)**

APPENDIX E-1
PHASE #2 MAJOR IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2025-26

Appendix E-1
Assessment Roll Summary - Phase 2 Major Improvement
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	TIRZ Credit	Annual Installment
698873	206	60,50	Various	189.75	$1,284,000.00	$16,000.00	$88,377.72	$32,500.00	($7,978.58)	$128,899.15
Total	**206**			**189.75**	**$1,284,000.00**	**$16,000.00**	**$88,377.72**	**$32,500.00**	**($7,978.58)**	**$128,899.15**

APPENDIX E-2
PHASE #2 MAJOR IMPROVEMENTS TIRZ CALCULATION - 2025-26

Appendix E-2
TIRZ Credit Calculation - Phase #2
2025-26

Property ID (PIDN)	Town Taxes Collected (2024)[1]	Base Yr Taxes	2025-26 TIRZ Increments	Available 2025-26 TIRZ Credit (30.00%)	Applicable 2025-26 TIRZ Credit (30.00%)
698873	$26,595.25	$0.00	$26,595.25	($7,978.58)	($7,978.58)
Total	**$26,595.25**	**$0.00**	**$26,595.25**	**($7,978.58)**	**($7,978.58)**

APPENDIX F
PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL SUMMARY - 2025-26

Appendix F
Assessment Roll Summary - Phase 2 Direct
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
698873	206	60,50	Various	189.75	$9,145,000.00	$5,000.00	$697,763.50	$29,000.00	$731,763.50
Total	**206**			**189.75**	**$9,145,000.00**	**$5,000.00**	**$697,763.50**	**$29,000.00**	**$731,763.50**

APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF LITTLE ELM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Little Elm, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Rudman Tract Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the

foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____

Notary Public, State of Texas