

Spiritas East Public Improvement District
50 Ft. Lot
Project Overview

The Spiritas East Public Improvement District (the “District”) was created by the Town of Little Elm Town Council (the “Town Council”) on November 16, 2021, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and the passing and approval of Resolution No. 1116202103 upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment by the District.

The District was created to finance certain public improvements (the “Authorized Improvements”) that benefit the property in the District. All of the property in the District was located in the corporate limits of the Town of Little Elm (the “Town”). On December 21, 2021, the Town Council adopted Ordinance No. 1650 that approved a Service and Assessment Plan for the District (the "Original Service and Assessment Plan") and levied the Initial Authorized Improvement Assessments (the “Assessments”) on certain property within the District in accordance with the Assessment Roll attached as Appendix G to the Original Service and Assessment Plan.

Additionally, on February 20, 2024, the Town Council adopted Ordinance No. 1750 that approved a Service and Assessment Plan updated for Additional Authorized Improvements for the District (the "Updated Service and Assessment Plan") and Assessments on certain property within the District in accordance with the Assessment Roll attached as Appendix H to the Updated Service and Assessment Plan.

On January 14, 2022, the Town issued the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2022 (Spiritas East Public Improvement District Project) (the “Series 2022 Bonds”) in the aggregate principal amount of \$4,650,000, 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. Thereafter on February 20, 2024, the Town approved the Additional Authorized Reimbursement Agreement (the “Reimbursement Agreement”) in the aggregate principal amount of \$350,000 to finance the remaining costs of the Authorized Improvements. The Series 2022 Bonds and the Additional Authorized Improvements Reimbursement Agreement are backed by the Assessments and may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Service and Assessment Plan.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the Town, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Denton County Tax Office and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes. The Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Assessments and the due dates of the annual installments of the Assessments may be obtained from MuniCap, Inc., the PID Administrator, located at 600 E. John Carpenter Freeway, 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.

FAILURE TO PAY THE ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

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 Spiritas East 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

STATE OF TEXAS

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COUNTY OF _____

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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

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

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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

Spiritas East PID
Schedule of Projected Annual Installments

Lot Type
Outstanding Assessment
Equivalent Units

50 Ft Lot
\$41,266
1.00

Year¹	Cumulative Outstanding Principal	Principal²	Interest²	R.A. Principal³	R.A. Interest³	Additional Interest Expense	Administrative Expenses⁴	Total Annual Installment
2026	\$41,266	\$989	\$1,399	\$97	\$173	\$191	\$570	\$3,420
2027	\$40,180	\$1,016	\$1,429	\$97	\$167	\$186	\$581	\$3,476
2028	\$39,067	\$1,051	\$1,394	\$97	\$162	\$181	\$592	\$3,477
2029	\$37,919	\$1,086	\$1,357	\$97	\$156	\$176	\$604	\$3,476
2030	\$36,736	\$1,122	\$1,319	\$97	\$150	\$171	\$616	\$3,475
2031	\$35,517	\$1,157	\$1,280	\$97	\$145	\$165	\$629	\$3,472
2032	\$34,264	\$1,192	\$1,239	\$97	\$139	\$159	\$642	\$3,468
2033	\$32,974	\$1,236	\$1,194	\$106	\$133	\$153	\$646	\$3,469
2034	\$31,632	\$1,280	\$1,148	\$106	\$127	\$147	\$668	\$3,477
2035	\$30,245	\$1,325	\$1,100	\$106	\$121	\$141	\$682	\$3,474
2036	\$28,815	\$1,369	\$1,050	\$106	\$115	\$134	\$695	\$3,470
2037	\$27,340	\$1,422	\$999	\$115	\$109	\$127	\$700	\$3,472
2038	\$25,804	\$1,466	\$946	\$115	\$102	\$120	\$724	\$3,473
2039	\$24,223	\$1,519	\$891	\$115	\$96	\$113	\$739	\$3,472
2040	\$22,589	\$1,581	\$834	\$124	\$89	\$105	\$745	\$3,477
2041	\$20,885	\$1,634	\$774	\$124	\$82	\$97	\$769	\$3,480
2042	\$19,128	\$1,696	\$713	\$124	\$75	\$89	\$785	\$3,481
2043	\$17,308	\$1,757	\$645	\$132	\$68	\$81	\$791	\$3,475
2044	\$15,419	\$1,828	\$575	\$132	\$60	\$72	\$817	\$3,484
2045	\$13,458	\$1,899	\$502	\$141	\$52	\$63	\$824	\$3,482
2046	\$11,418	\$1,969	\$426	\$141	\$44	\$53	\$851	\$3,485
2047	\$9,308	\$2,049	\$347	\$150	\$36	\$43	\$859	\$3,484
2048	\$7,109	\$2,128	\$265	\$159	\$28	\$33	\$877	\$3,490
2049	\$4,822	\$2,208	\$180	\$159	\$18	\$23	\$895	\$3,483
2050	\$2,455	\$2,296	\$92	\$159	\$9	\$11	\$913	\$3,481
Total		\$38,273	\$22,098	\$2,994	\$2,458	\$2,836	\$18,214	\$86,873

- 1 - Annual Installment for Year 2026 will be billed by the Denton County Tax Office on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2022 Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the Additional Authorized Improvements Reimbursement Agreement and will not increase during the life of Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
4 - The administrative expenses amounts shown are estimates and will be updated each year as part of the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE SPIRITAS EAST PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact, MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.