

**LEAGUE CITY
PUBLIC IMPROVEMENT DISTRICT NO. 1
(MAGNOLIA CREEK)
CITY OF LEAGUE CITY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
2020-21**

SEPTEMBER 21, 2020

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

LEAGUE CITY
PUBLIC IMPROVEMENT DISTRICT NO. 1
(MAGNOLIA CREEK)

ANNUAL SERVICE PLAN UPDATE – 2020-21

TABLE OF CONTENTS

A. INTRODUCTION AND DEFINED TERMS	1
I. INTRODUCTION	1
II. DEFINED TERMS	1
B. UPDATE OF THE SERVICE PLAN	6
I. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS	6
II. ANNUAL BUDGET	6
C. UPDATE OF THE ASSESSMENT PLAN	8
I. REDUCTION OF ASSESSMENTS.....	8
II. MANDATORY PREPAYMENT OF ASSESSMENTS.....	8
III. PAYMENT OF ASSESSMENTS	9
D. UPDATE OF THE ASSESSMENT ROLL	10
I. PARCEL UPDATES	10
II. PREPAYMENT OF ASSESSMENTS	10
APPENDIX A-1 - PHASE 3 ASSESSMENT ROLL SUMMARY – 2020-21	
APPENDIX A-2 - PHASE 4 ASSESSMENT ROLL SUMMARY – 2020-21	
APPENDIX A-3 - SECTION 13 ASSESSMENT ROLL SUMMARY – 2020-21	

A. INTRODUCTION AND DEFINED TERMS

I. INTRODUCTION

The League City Public Improvement District No. 1 – Magnolia Creek Master Planned Community) (the “PID”) was created pursuant to Chapter 372 of the Texas Local Government Code, as amended, (the “PID Act”) and Resolution No. 97-66 of the City Council (“City Council”) of the City of League City (“City”) on November 18, 1997 to finance certain Public Improvements for the benefit of the property in the PID.

A service and assessment plan, as amended and restated from time to time (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Public Improvements to be financed through the PID, the costs of the Public Improvements, and the manner of assessing the property in the PID for the costs of the Public Improvements. Pursuant to the Service and Assessment Plan, the Developers would provide the funds for the construction of the Public Improvements and would be entitled to repayment pursuant to the applicable Development Agreements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2020-21 (the “Annual Service Plan Update”).

The City also adopted an assessment roll (the “Assessment Roll”) identifying the assessments on each Parcel of Assessed Property within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for annual installment of assessments (the “Annual Installments”) to be collected for 2020-21.

Capitalized terms shall have the meaning specified in the Service and Assessment Plan (the “SAP”) unless otherwise defined herein.

II. DEFINED TERMS

“**Actual Cost(s)**” means, with respect to a Public Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Public Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Public Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Public Improvement, (d) the costs for external professional costs associated with such Public Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of

all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

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

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the debt obligation, (v) paying and redeeming debt obligations, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the debt obligations, (viii) the Trustee's reasonable fees and expenses relating to the debt obligations, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the debt obligations. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

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

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including interest, as shown on the Assessment Rolls attached hereto as Appendix A-1, Appendix A-2 and Appendix A-3, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (iii) the Administrative Expenses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, which may include Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI. E.

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

“Phase 1 Assessment Ordinance” means Ordinance No. 2001-10 adopted by the City Council on April 10, 2001 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 1.

“Phase 2 Assessment Ordinance” means Ordinance No. 2002-46 adopted by the City Council on October 8, 2002 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 2.

“Phase 3 Assessment Ordinance” means Ordinance No. 2005-05 adopted by the City Council on April 26, 2005 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 3.

“Phase 4 Assessment Ordinance” means Ordinance No. 2007-32, as amended from time to time, adopted by the City Council on July 10, 2007 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 4.

“Phase 5B Assessment Ordinance” means Ordinance No. 2019-11 adopted by the City Council on February 12, 2019 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Phase 5B.

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

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

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

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

“Section 13 Assessment Ordinance” means Ordinance No. 2018-39 adopted by the City Council on November 13, 2018 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and/or levying the Assessments on the property within the PID commonly referred to as Section 13.

B. UPDATE OF THE SERVICE PLAN

I. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS

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

A service plan must cover a period of five years. The Authorized Improvement projects within the PID have been completed. The projected Annual Installments for the PID over a period of five years are shown in Table B-1 below.

Table B-1
Projected Five Year Annual Installments

Year	Phase 3	Phase 4	Section 13
2021	\$76,944	\$282,417	\$285,627
2022	\$0	\$282,417	\$285,627
2023	\$0	\$282,417	\$285,627
2024	\$0	\$164,713	\$285,627
2025	\$0	\$0	\$285,627
2026	\$0	\$0	\$285,627
Total	\$76,944	\$1,011,964	\$1,713,764

II. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in annual installments beginning with the Annual Installment collection commencement and assessment term provisions in the Service and Assessment Plan or the applicable ordinance.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments and the Annual Installment due for 2020-21 to be collected from each Parcel for the payment of principal, interest and Administrative Expenses, as applicable.

Annual Installments to be Collected for 2020-21

The budget for Phase 3, Phase 4, and Section 13 of the PID will be paid from the collection of Annual Installments to be collected for 2020-21 as shown by Table B-2 below.

Table B-2
Budget for the Annual Installments
to be Collected for 2020-21

Descriptions	Phase 3	Phase 4	Section 13	Total
Assessments (principal) due	\$73,793	\$282,417	\$184,857	\$541,067
Interest payment due on outstanding Assessments	\$0	\$0	\$85,961	\$85,961
Interest on outstanding Assessments and Administrative Expenses	\$3,151	\$0	\$0	\$3,151
Administrative Expenses	\$0	\$0	\$14,810	\$0
Annual Installments Due	\$76,944	\$282,417	\$285,627	\$630,178

As shown in Table B-2 above, the total Annual Installment to be collected for 2018-19 from Parcels within Phase 3, Phase 4 and Section 13 of the PID are equal to \$76,944, \$282,417 and \$285,627, for the payment of Assessments, interest on outstanding Assessments (at the rate of 4.27% for Phase 3 and 3% for Section 13) and Administrative Expenses.

The list of Parcels within Phase 3, Phase 4 and Section 13 of the PID, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2020-21 are shown in the Assessment Roll summary attached hereto as Appendix A-1, Appendix A-2 and Appendix A-3.

(the remainder of this page is intentionally left blank)

C. UPDATE OF THE ASSESSMENT PLAN

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

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

Pursuant to the 2019 Service and Assessment Plan for Phase 5B, the collection of the first Annual Installment for the Section 5B and Commercial Parcels shall commence upon the earlier of: (i) the issuance of future PID Debt Obligations by the City, or (ii) September 1 following the first anniversary of the levy of the Assessment and the bill for such Annual Installment shall be sent with tax bills for such Parcel and the Annual Installment shall be delinquent if not paid on or before January 31, 2021. It is intended that assessments on the Commercial - General Property shall not commence until a final plat is filed. If by September 1 following the first anniversary of the levy of Assessment, a final plat has not been filed, then the City Council shall re-levy the assessment ordinance in regards to the Commercial – General Property in order to comply with regulatory guidance set forth by the Attorney General’s office that requires a governmental entity to re-levy an assessment if collection of the assessment has not begun in two years. The City Council shall review the Assessment calculation and first Annual Installment commencement dates each year as part of the Annual Service Plan Update.

A separate update to the 2019 Service and Assessment Plan will be prepared once the status of the final plat status of the Commercial – General Property is determined.

I. REDUCTION OF ASSESSMENTS

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

II. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of

the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

III. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include interest through the date of the prepayment and applicable Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

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

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

2. Payment in Annual Installments

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

Each Assessment within Phase 3 and Section 13 shall be paid with interest rates 4.27% and 3%, respectively. The Annual Installments shall be reduced to equal the actual costs of repaying the remaining obligations of the PID and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

D. UPDATE OF THE ASSESSMENT ROLL

The Assessment Roll shall be updated each year to reflect:

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

The summary Assessment Roll for Phase 3, Phase 4 and Section 13 are shown herein as Appendix A-1, Appendix A-2 and Appendix A-3, respectively. Each Parcel in the respective phases and section of the PID is identified, along with the outstanding Assessment on each Parcel, and the Annual Installment to be collected from each Parcel.

I. PARCEL UPDATES

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

II. PREPAYMENT OF ASSESSMENTS

The list of Parcels with Assessments that have been prepaid in full as of August 31, 2020 are shown in Table D-1 on the following Page.

(the remainder of this page is intentionally left blank)

Table D-1
List of Prepaid Parcels within Phase 3, Phase 4 and Section 13

Parcel ID (Phase 3)	Parcel ID (Phase 4)	Parcel ID (Section 13)
427923	505246	722180
427933	512410	
426024	512417	
426026	512469	
426033		
426034		
426047		
426051		
426054		
426055		
426064		
426071		
426078		
426085		
426088		
426092		
426102		
426103		
426113		
426117		
426171		

APPENDIX A-1
PHASE 3 ASSESSMENT ROLL SUMMARY – 2020-21

Appendix A-1
League City PID No. 1 (Magnolia Creek) - Phase 3
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
427909	487220010022000	9,496.9	\$430.31	\$448.68
427910	487220010023000	9,285.8	\$420.74	\$438.71
427911	487220010024000	8,946.6	\$405.37	\$422.68
427912	487220010025000	8,666.5	\$392.68	\$409.45
427913	487220010026000	8,785.9	\$398.09	\$415.09
427914	487220010027000	9,651.1	\$437.29	\$455.96
427915	487220010028000	10,558.2	\$478.39	\$498.82
427916	487220010029000	10,106.6	\$457.93	\$477.48
427917	487220010030000	8,977.7	\$406.78	\$424.15
427918	487220010031000	8,818.9	\$399.59	\$416.65
427919	487220010032000	9,275.3	\$420.26	\$438.21
427920	487220010033000	9,578.4	\$434.00	\$452.53
427921	487220020025000	10,095.6	\$457.43	\$476.97
427922	487220020026000	8,835.9	\$400.36	\$417.45
427923	487220020027000	11,185.5	Prepaid	Prepaid
427924	487220020028000	13,499.7	\$611.67	\$637.79
427925	487220020029000	14,011.6	\$634.87	\$661.98
427926	487220020030000	11,351.8	\$514.35	\$536.31
427927	487220020031000	9,006.2	\$408.07	\$425.50
427928	487220020032000	9,978.9	\$452.15	\$471.45
427929	487220020033000	10,506.7	\$476.06	\$496.39
427930	487220020034000	8,730.5	\$395.58	\$412.47
427931	487220020035000	12,797.1	\$579.84	\$604.60
427932	487220020036000	15,498.4	\$702.23	\$732.22
427933	487220020037000	17,031.4	Prepaid	Prepaid
427934	487220020038000	10,579.0	\$479.34	\$499.80
427935	487220020039000	12,178.9	\$551.83	\$575.39
427936	487220020040000	10,643.6	\$482.26	\$502.86
427937	487220020041000	10,902.3	\$493.98	\$515.08
427938	487220020042000	15,114.8	\$684.85	\$714.10
427939	487220020043000	14,668.1	\$664.61	\$692.99
427940	487220020044000	11,990.6	\$543.30	\$566.49
427941	487220020045000	9,226.6	\$418.06	\$435.91
426011	488200010001000	10,488.5	\$475.24	\$495.53
426012	488200010002000	11,372.5	\$515.29	\$537.29
426013	488200010003000	18,465.7	\$836.68	\$872.41
426014	488200010004000	9,514.4	\$431.10	\$449.51
426015	488200010005000	10,142.7	\$459.57	\$479.19
426016	488200010006000	9,048.5	\$409.99	\$427.50
426017	488200010007000	8,707.5	\$394.54	\$411.38
426018	488200010008000	15,229.8	\$690.06	\$719.53

Appendix A-1
League City PID No. 1 (Magnolia Creek) - Phase 3
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
426019	488200010009000	10,556.0	\$478.29	\$498.72
426020	488200010010000	8,363.9	\$378.97	\$395.15
426021	488200010011000	8,477.7	\$384.13	\$400.53
426022	488200010012000	8,739.0	\$395.97	\$412.87
426023	488200010013000	8,751.9	\$396.55	\$413.48
426024	488200010014000	8,983.6	Prepaid	Prepaid
426025	488200010015000	8,816.5	\$399.48	\$416.53
426026	488200010016000	10,172.7	Prepaid	Prepaid
426027	488200010017000	13,673.3	\$619.54	\$645.99
426028	488200010018000	9,308.4	\$421.76	\$439.77
426029	488200010019000	9,082.0	\$411.51	\$429.08
426030	488200010020000	13,446.2	\$609.25	\$635.26
426031	488200010021000	11,017.4	\$499.20	\$520.52
426032	488200010022000	12,215.8	\$553.50	\$577.13
426033	488200010023000	11,783.7	Prepaid	Prepaid
426034	488200010024000	9,664.0	Prepaid	Prepaid
426035	488200010025000	9,521.1	\$431.40	\$449.82
426036	488200010026000	9,521.0	\$431.40	\$449.82
426037	488200010027000	9,521.0	\$431.40	\$449.82
429436	488200010028000	9,521.0	\$431.40	\$449.82
426038	488200010029000	9,491.8	\$430.07	\$448.44
426039	488200010030000	8,778.5	\$397.75	\$414.74
426040	488200010031000	8,612.4	\$390.23	\$406.89
426041	488200010032000	9,174.2	\$415.68	\$433.43
426042	488200010033000	10,101.5	\$457.70	\$477.24
426043	488200010034000	9,117.2	\$413.10	\$430.74
426044	488200010035000	8,401.1	\$380.65	\$396.91
426045	488200010036000	8,419.6	\$381.49	\$397.78
426046	488200010037000	8,240.6	\$373.38	\$389.33
426047	488200010038000	7,500.0	Prepaid	Prepaid
426048	488200010039000	7,500.0	\$339.83	\$354.34
426049	488200010040000	8,442.5	\$382.53	\$398.86
426050	488200010041000	8,549.8	\$387.39	\$403.93
426051	488200010042000	8,535.7	Prepaid	Prepaid
426052	488200010043000	8,514.7	\$385.80	\$402.28
426053	488200010044000	7,725.0	\$350.02	\$364.97
426054	488200010045000	7,500.0	Prepaid	Prepaid
426055	488200010046000	7,865.6	Prepaid	Prepaid
426056	488200010047000	7,918.1	\$358.77	\$374.09
426057	488200010048000	8,174.4	\$370.38	\$386.20
426058	488200010049000	7,894.3	\$357.69	\$372.97

Appendix A-1
League City PID No. 1 (Magnolia Creek) - Phase 3
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
426059	488200010050000	7,845.7	\$355.49	\$370.67
426060	488200010051000	7,752.8	\$351.28	\$366.28
426061	488200010052000	12,149.0	\$550.47	\$573.98
426062	488200010053000	9,539.7	\$432.24	\$450.70
426063	488200010054000	13,957.9	\$632.43	\$659.44
426064	488200010055000	8,856.4	Prepaid	Prepaid
426065	488200010056000	7,748.3	\$351.08	\$366.07
426066	488200010057000	7,500.0	\$339.83	\$354.34
426067	488200010058000	7,500.0	\$339.83	\$354.34
426068	488200010059000	7,500.0	\$339.83	\$354.34
426069	488200010060000	7,500.0	\$339.83	\$354.34
426070	488200010061000	7,500.0	\$339.83	\$354.34
426071	488200010062000	7,500.0	Prepaid	Prepaid
426072	488200010063000	7,500.0	\$339.83	\$354.34
426073	488200010064000	7,500.0	\$339.83	\$354.34
426074	488200010065000	7,500.0	\$339.83	\$354.34
426075	488200010066000	7,500.0	\$339.83	\$354.34
426076	488200010067000	7,500.0	\$339.83	\$354.34
426077	488200010068000	7,500.0	\$339.83	\$354.34
426078	488200010069000	7,500.0	Prepaid	Prepaid
426079	488200010070000	7,500.0	\$339.83	\$354.34
426080	488200010071000	7,500.0	\$339.83	\$354.34
426081	488200010072000	7,500.0	\$339.83	\$354.34
426082	488200010073000	7,500.0	\$339.83	\$354.34
426083	488200010074000	7,301.6	\$330.84	\$344.96
426084	488200010075000	9,789.3	\$443.55	\$462.49
426085	488200010076000	22,805.5	Prepaid	Prepaid
426086	488200010077000	7,100.5	\$321.72	\$335.46
426087	488200010078000	7,200.0	\$326.23	\$340.16
426088	488200010079000	7,440.0	Prepaid	Prepaid
426089	488200010080000	7,945.8	\$360.03	\$375.40
426090	488200010081000	8,316.9	\$376.84	\$392.93
426091	488200010082000	8,747.1	\$396.33	\$413.26
426092	488200010083000	9,223.9	Prepaid	Prepaid
426093	488200010084000	9,091.9	\$411.95	\$429.55
426094	488200010085000	8,207.9	\$371.90	\$387.78
426095	488200010086000	7,908.0	\$358.31	\$373.61
426096	488200010087000	8,348.5	\$378.27	\$394.42
426097	488200010088000	13,733.3	\$622.26	\$648.83
426098	488200010089000	8,434.6	\$382.17	\$398.49
426099	488200010090000	9,852.9	\$446.44	\$465.50

Appendix A-1
League City PID No. 1 (Magnolia Creek) - Phase 3
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
426100	488200010091000	9,679.2	\$438.57	\$457.29
426101	488200010092000	9,048.8	\$410.00	\$427.51
426102	488200010093000	11,514.2	Prepaid	Prepaid
426103	488200010094000	10,540.4	Prepaid	Prepaid
426104	488200010095000	10,251.8	\$464.51	\$484.34
426105	488200010096000	9,514.0	\$431.08	\$449.49
426106	488200010097000	9,456.9	\$428.49	\$446.79
426107	488200010098000	8,800.5	\$398.75	\$415.78
426108	488200010099000	8,076.1	\$365.93	\$381.55
426109	488200010100000	7,812.5	\$353.99	\$369.10
426110	488200010101000	7,613.2	\$344.95	\$359.68
426111	488200010102000	9,502.2	\$430.55	\$448.93
426112	488200010103000	10,390.4	\$470.79	\$490.89
426113	488200010104000	10,705.7	Prepaid	Prepaid
426114	488200010105000	12,350.4	\$559.60	\$583.49
426115	488200010106000	10,896.3	\$493.71	\$514.79
426116	488200010107000	9,847.9	\$446.21	\$465.26
426117	488200010108000	10,362.7	Prepaid	Prepaid
426118	488200010109000	11,049.9	\$500.67	\$522.05
426119	488200010110000	16,590.0	\$751.69	\$783.79
426120	488200010111000	14,038.0	\$636.06	\$663.22
426121	488200010112000	11,330.0	\$513.36	\$535.28
426122	488200010113000	9,821.0	\$444.99	\$463.99
426123	488200010114000	9,626.7	\$436.19	\$454.81
426124	488200010115000	16,005.2	\$725.20	\$756.16
426125	488200010116000	13,268.1	\$601.18	\$626.85
426126	488200010117000	12,897.1	\$584.37	\$609.32
426130	488200020001000	9,390.7	\$425.49	\$443.66
426131	488200020002000	9,937.9	\$450.29	\$469.51
426132	488200020003000	9,545.8	\$432.52	\$450.99
426133	488200020004000	9,543.0	\$432.39	\$450.86
426134	488200020005000	10,053.4	\$455.52	\$474.97
426135	488200020006000	9,850.2	\$446.31	\$465.37
426136	488200020007000	10,289.8	\$466.23	\$486.14
426137	488200020008000	9,786.2	\$443.41	\$462.35
426138	488200020009000	9,238.0	\$418.57	\$436.45
426139	488200020010000	9,243.4	\$418.82	\$436.70
426140	488200020011000	9,243.8	\$418.84	\$436.72
426141	488200020012000	9,240.8	\$418.70	\$436.58
426142	488200020013000	9,230.6	\$418.24	\$436.10
426143	488200020014000	9,432.5	\$427.39	\$445.64

Appendix A-1
League City PID No. 1 (Magnolia Creek) - Phase 3
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
426144	488200020015000	8,800.5	\$398.75	\$415.78
426145	488200020016000	8,750.2	\$396.47	\$413.40
426146	488200020017000	8,750.0	\$396.46	\$413.39
426147	488200020018000	8,750.0	\$396.46	\$413.39
426148	488200020019000	8,674.5	\$393.04	\$409.83
426149	488200020020000	9,842.7	\$445.97	\$465.02
426150	488200020021000	9,492.2	\$430.09	\$448.46
426151	488200020022000	9,492.2	\$430.09	\$448.46
426152	488200020023000	9,288.6	\$420.87	\$438.84
426153	488200020024000	8,826.1	\$399.91	\$416.99
426154	488200020025000	7,646.3	\$346.45	\$361.25
426169	488200030001000	7,200.0	\$326.23	\$340.16
426170	488200030002000	7,200.0	\$326.23	\$340.16
426171	488200030003000	7,200.0	Prepaid	Prepaid
426172	488200030004000	7,200.0	\$326.23	\$340.16
426173	488200030005000	7,200.0	\$326.23	\$340.16
426174	488200030006000	7,736.7	\$350.55	\$365.52
426175	488200030007000	8,462.6	\$383.44	\$399.81
426176	488200030008000	7,953.8	\$360.39	\$375.78
426177	488200030009000	7,811.6	\$353.94	\$369.06
426178	488200030010000	8,080.5	\$366.13	\$381.76
426179	488200030011000	11,372.3	\$515.28	\$537.28
426180	488200030012000	9,992.1	\$452.74	\$472.08
426181	488200030013000	9,123.9	\$413.40	\$431.06
426182	488200030014000	8,021.9	\$363.47	\$378.99
426183	488200030015000	7,813.0	\$354.01	\$369.12
426184	488200030016000	9,447	\$428.06	\$446.34
Total		1,842,485.7	\$73,792.71	\$76,943.66

APPENDIX A-2
PHASE 4 ASSESSMENT ROLL SUMMARY – 2020-21

Appendix A-2
League City PID No. 1 (Magnolia Creek) - Phase 4
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
505235	4863-0001-0001-000	7,732	\$2,935.00	\$1,467.50
505236	4863-0001-0002-000	8,018	\$3,043.56	\$1,521.78
505237	4863-0001-0003-000	7,788	\$2,956.24	\$1,478.12
505238	4863-0001-0004-000	8,018	\$3,043.56	\$1,521.78
505239	4863-0001-0005-000	7,788	\$2,956.24	\$1,478.12
505240	4863-0001-0006-000	8,018	\$3,043.56	\$1,521.78
505241	4863-0001-0007-000	7,788	\$2,956.24	\$1,478.12
505242	4863-0001-0008-000	8,018	\$3,043.56	\$1,521.78
505243	4863-0001-0009-000	7,788	\$2,956.24	\$1,478.12
505244	4863-0001-0010-000	7,959	\$3,021.16	\$1,510.58
505245	4863-0001-0011-000	7,975	\$3,027.24	\$1,513.62
505246	4863-0001-0012-000	7,975	Prepaid	Prepaid
505247	4863-0001-0013-000	7,631	\$2,896.66	\$1,448.33
505248	4863-0002-0001-000	7,547	\$2,864.78	\$1,432.39
505249	4863-0002-0002-000	7,629	\$2,895.90	\$1,447.95
505250	4863-0002-0003-000	8,428	\$3,199.20	\$1,599.60
505251	4863-0002-0004-000	12,759	\$4,843.20	\$2,421.60
505252	4863-0002-0005-000	8,727	\$3,312.68	\$1,656.34
505253	4863-0002-0006-000	7,499	\$2,846.54	\$1,423.27
505254	4863-0002-0007-000	7,500	\$2,846.94	\$1,423.47
505255	4863-0002-0008-000	7,500	\$2,846.94	\$1,423.47
505256	4863-0002-0009-000	7,341	\$2,786.58	\$1,393.29
505257	4863-0002-0010-000	8,460	\$3,211.34	\$1,605.67
505258	4863-0002-0011-000	10,013	\$3,800.84	\$1,900.42
505259	4863-0002-0012-000	7,128	\$2,491.84	\$1,245.92
505260	4863-0002-0013-000	7,236	\$2,536.32	\$1,268.16
505261	4863-0002-0014-000	7,430	\$2,820.36	\$1,410.18
505262	4863-0002-0015-000	7,634	\$2,897.80	\$1,448.90
505263	4863-0002-0016-000	7,713	\$2,927.78	\$1,463.89
505264	4863-0002-0017-000	9,055	\$3,437.20	\$1,718.60
505265	4863-0002-0018-000	9,767	\$3,707.46	\$1,853.73
505266	4863-0002-0019-000	10,162	\$3,857.40	\$1,928.70
505267	4863-0002-0020-000	10,614	\$4,028.98	\$2,014.49
505268	4863-0002-0021-000	8,284	\$3,144.52	\$1,572.26
505269	4863-0002-0022-000	8,162	\$3,098.22	\$1,549.11
505270	4863-0002-0023-000	7,891	\$2,995.36	\$1,497.68
505271	4863-0002-0024-000	7,493	\$2,844.28	\$1,422.14
505272	4863-0002-0025-000	7,707	\$2,925.50	\$1,462.75
505273	4863-0002-0026-000	7,972	\$3,026.10	\$1,513.05
505274	4863-0002-0027-000	7,652	\$2,904.64	\$1,452.32
505275	4863-0002-0028-000	7,517	\$2,853.38	\$1,426.69
505276	4863-0002-0029-000	7,215	\$2,738.74	\$1,369.37
505277	4863-0002-0030-000	8,212	\$3,117.20	\$1,558.60
505278	4863-0002-0031-000	8,101	\$3,075.06	\$1,537.53

Appendix A-2
League City PID No. 1 (Magnolia Creek) - Phase 4
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
505279	4863-0002-0032-000	8,041	\$3,052.30	\$1,526.15
505280	4863-0002-0033-000	8,041	\$3,052.30	\$1,526.15
505281	4863-0002-0034-000	8,041	\$3,052.30	\$1,526.15
505282	4863-0002-0035-000	8,041	\$3,052.30	\$1,526.15
505283	4863-0002-0036-000	8,040	\$3,051.90	\$1,525.95
505284	4863-0002-0037-000	7,768	\$2,948.66	\$1,474.33
505285	4863-0002-0038-000	7,568	\$2,872.74	\$1,436.37
432803	4888-0001-0001-000	10,718	\$4,068.46	\$2,034.23
432804	4888-0001-0002-000	11,013	\$4,180.44	\$2,090.22
432805	4888-0001-0003-000	12,584	\$4,776.78	\$2,388.39
432806	4888-0001-0004-000	14,493	\$5,501.40	\$2,750.70
432807	4888-0001-0005-000	10,407	\$3,950.40	\$1,975.20
432808	4888-0001-0006-000	11,164	\$4,237.74	\$2,118.87
432809	4888-0001-0007-000	13,181	\$5,003.38	\$2,501.69
432810	4888-0001-0008-000	15,508	\$5,886.70	\$2,943.35
432811	4888-0001-0009-000	20,610	\$7,823.36	\$3,911.68
432812	4888-0001-0010-000	11,907	\$4,519.78	\$2,259.89
432813	4888-0001-0011-000	10,633	\$4,036.18	\$2,018.09
432814	4888-0001-0012-000	10,256	\$3,893.08	\$1,946.54
432815	4888-0001-0013-000	9,990	\$3,792.10	\$1,896.05
432816	4888-0001-0014-000	10,926	\$4,147.40	\$2,073.70
432817	4888-0001-0015-000	15,016	\$5,699.94	\$2,849.97
432818	4888-0001-0016-000	15,959	\$6,057.88	\$3,028.94
432819	4888-0001-0017-000	10,506	\$3,987.98	\$1,993.99
512407	4893-0001-0001-000	8,889	\$4,538.01	\$1,512.67
512408	4893-0001-0002-000	9,343	\$4,769.79	\$1,589.93
512409	4893-0001-0003-000	9,561	\$4,881.06	\$1,627.02
512410	4893-0001-0004-000	9,515	Prepaid	Prepaid
512411	4893-0001-0005-000	9,809	\$5,007.69	\$1,669.23
512412	4893-0001-0006-000	9,149	\$4,670.73	\$1,556.91
512413	4893-0001-0007-000	10,194	\$5,204.25	\$1,734.75
512414	4893-0001-0008-000	10,672	\$5,448.27	\$1,816.09
512415	4893-0001-0009-000	10,591	\$5,406.90	\$1,802.30
512416	4893-0001-0010-000	9,582	\$4,891.80	\$1,630.60
512417	4893-0001-0011-000	9,152	Prepaid	Prepaid
512418	4893-0001-0012-000	9,494	\$4,846.86	\$1,615.62
512419	4893-0001-0013-000	8,776	\$4,480.32	\$1,493.44
512420	4893-0001-0014-000	8,927	\$4,557.42	\$1,519.14
512421	4893-0001-0015-000	9,537	\$4,868.82	\$1,622.94
512422	4893-0001-0016-000	9,184	\$4,688.61	\$1,562.87
512423	4893-0001-0017-000	9,616	\$4,909.14	\$1,636.38
512424	4893-0001-0018-000	9,259	\$4,726.89	\$1,575.63
512425	4893-0001-0019-000	9,904	\$5,056.20	\$1,685.40
512426	4893-0001-0020-000	9,974	\$5,091.93	\$1,697.31

Appendix A-2
League City PID No. 1 (Magnolia Creek) - Phase 4
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
512427	4893-0001-0021-000	16,765	\$8,558.85	\$2,852.95
512428	4893-0001-0022-000	12,792	\$6,530.55	\$2,176.85
512429	4893-0001-0023-000	12,275	\$6,266.61	\$2,088.87
512430	4893-0001-0024-000	10,943	\$5,586.60	\$1,862.20
512431	4893-0001-0025-000	8,614	\$4,397.61	\$1,465.87
512432	4893-0001-0026-000	9,325	\$4,760.61	\$1,586.87
512433	4893-0001-0027-000	9,563	\$4,882.08	\$1,627.36
512434	4893-0001-0028-000	9,563	\$4,882.08	\$1,627.36
512435	4893-0001-0029-000	9,563	\$4,882.08	\$1,627.36
512436	4893-0001-0030-000	9,249	\$4,721.79	\$1,573.93
512437	4893-0001-0031-000	9,625	\$4,913.76	\$1,637.92
512438	4893-0001-0032-000	9,717	\$4,960.71	\$1,653.57
512439	4893-0001-0033-000	8,494	\$4,323.36	\$1,441.12
512440	4893-0001-0034-000	9,053	\$4,621.71	\$1,540.57
512441	4893-0001-0035-000	9,606	\$4,904.04	\$1,634.68
512442	4893-0001-0036-000	9,178	\$4,685.55	\$1,561.85
512443	4893-0001-0037-000	9,099	\$4,645.23	\$1,548.41
512444	4893-0001-0038-000	9,087	\$4,639.08	\$1,546.36
512445	4893-0001-0039-000	9,807	\$5,006.67	\$1,668.89
512446	4893-0001-0040-000	11,461	\$5,851.05	\$1,950.35
512447	4893-0001-0041-000	12,436	\$6,348.81	\$2,116.27
512448	4893-0001-0042-000	10,007	\$5,108.76	\$1,702.92
512449	4893-0001-0043-000	8,745	\$4,464.48	\$1,488.16
512450	4893-0001-0044-000	8,865	\$4,525.74	\$1,508.58
512451	4893-0001-0045-000	11,472	\$5,856.66	\$1,952.22
512452	4893-0001-0046-000	12,115	\$6,184.95	\$2,061.65
512453	4893-0001-0047-000	14,556	\$7,431.12	\$2,477.04
512454	4893-0001-0048-000	10,605	\$5,414.07	\$1,804.69
512455	4893-0001-0049-000	11,737	\$5,991.96	\$1,997.32
512456	4893-0001-0050-000	11,011	\$5,621.34	\$1,873.78
512457	4893-0001-0051-000	10,162	\$5,187.90	\$1,729.30
512458	4893-0001-0052-000	9,616	\$4,909.14	\$1,636.38
512459	4893-0001-0053-000	10,111	\$5,161.86	\$1,720.62
512460	4893-0001-0054-000	10,034	\$5,122.53	\$1,707.51
512461	4893-0001-0055-000	10,332	\$5,274.69	\$1,758.23
512462	4893-0001-0056-000	9,606	\$4,904.04	\$1,634.68
512463	4893-0001-0057-000	9,811	\$5,008.71	\$1,669.57
512464	4893-0001-0058-000	10,768	\$5,497.29	\$1,832.43
512465	4893-0001-0059-000	10,556	\$5,389.05	\$1,796.35
512466	4893-0001-0060-000	10,238	\$5,226.69	\$1,742.23
512467	4893-0001-0061-000	10,000	\$5,105.19	\$1,701.73
512468	4893-0001-0062-000	10,724	\$5,474.79	\$1,824.93
512469	4893-0001-0063-000	10,166	Prepaid	Prepaid
512470	4893-0001-0064-000	10,054	\$5,132.76	\$1,710.92

Appendix A-2
League City PID No. 1 (Magnolia Creek) - Phase 4
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Installment - 2020-21
512471	4893-0002-0001-000	17,369	\$8,867.22	\$2,955.74
512472	4893-0002-0002-000	13,582	\$6,933.87	\$2,311.29
512473	4893-0002-0003-000	12,018	\$6,135.42	\$2,045.14
512474	4893-0002-0004-000	12,933	\$6,602.55	\$2,200.85
512475	4893-0002-0005-000	12,773	\$6,520.86	\$2,173.62
512476	4893-0002-0006-000	9,875	\$5,041.38	\$1,680.46
512477	4893-0002-0007-000	10,098	\$5,155.23	\$1,718.41
512478	4893-0002-0008-000	9,070	\$4,630.41	\$1,543.47
512479	4893-0002-0009-000	13,603	\$6,944.61	\$2,314.87
512480	4893-0002-0010-000	10,778	\$5,502.39	\$1,834.13
512481	4893-0002-0011-000	10,482	\$5,351.25	\$1,783.75
512482	4893-0002-0012-000	10,366	\$5,292.06	\$1,764.02
512483	4893-0003-0001-000	12,721	\$6,494.31	\$2,164.77
512484	4893-0003-0002-000	12,608	\$6,436.62	\$2,145.54
512485	4893-0003-0003-000	13,625	\$6,955.83	\$2,318.61
512486	4893-0003-0004-000	11,432	\$5,836.26	\$1,945.42
512487	4893-0003-0005-000	10,596	\$5,409.45	\$1,803.15
512488	4893-0003-0006-000	9,927	\$5,067.93	\$1,689.31
512489	4893-0003-0007-000	11,343	\$5,790.81	\$1,930.27
512490	4893-0003-0008-000	12,077	\$6,165.54	\$2,055.18
512491	4893-0003-0009-000	12,404	\$6,332.49	\$2,110.83
512492	4893-0004-0001-000	10,456	\$5,337.99	\$1,779.33
512493	4893-0004-0002-000	9,899	\$5,053.65	\$1,684.55
512494	4893-0004-0003-000	9,899	\$5,053.65	\$1,684.55
512495	4893-0004-0004-000	9,899	\$5,053.65	\$1,684.55
512496	4893-0004-0005-000	9,899	\$5,053.65	\$1,684.55
512497	4893-0004-0006-000	9,969	\$5,089.38	\$1,696.46
512498	4893-0004-0007-000	9,969	\$5,089.38	\$1,696.46
512499	4893-0004-0008-000	9,152	\$4,672.29	\$1,557.43
512500	4893-0004-0009-000	9,000	\$4,594.68	\$1,531.56
512501	4893-0004-0010-000	10,317	\$5,267.01	\$1,755.67
Total		1,626,028	\$729,546.90	\$282,416.94

APPENDIX A-3
SECTION 13 ASSESSMENT ROLL SUMMARY – 2020-21

Appendix A-3
League City PID No. 1 (Magnolia Creek) - Section 13
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Assessment	Administrative Expenses	Annual Installment - 2020-21
722110	4906-0001-0001-000	10,253	\$ 36,948.53	\$ 3,492.17	\$ 190.97	\$ 3,683.14
722111	4906-0001-0002-000	9,107	\$ 32,818.72	\$ 3,101.84	\$ 169.63	\$ 3,271.47
722112	4906-0001-0003-000	9,543	\$ 34,389.92	\$ 3,250.35	\$ 177.75	\$ 3,428.10
722113	4906-0001-0004-000	9,841	\$ 35,463.82	\$ 3,351.84	\$ 183.30	\$ 3,535.14
722114	4906-0001-0005-000	10,698	\$ 38,552.16	\$ 3,643.74	\$ 199.26	\$ 3,843.00
722115	4906-0001-0006-000	11,857	\$ 42,728.84	\$ 4,038.49	\$ 220.85	\$ 4,259.34
722116	4906-0001-0007-000	11,580	\$ 41,730.61	\$ 3,944.15	\$ 215.69	\$ 4,159.84
722117	4906-0001-0008-000	10,656	\$ 38,400.82	\$ 3,629.43	\$ 198.48	\$ 3,827.91
722118	4906-0001-0009-000	9,768	\$ 35,200.75	\$ 3,326.98	\$ 181.94	\$ 3,508.92
722119	4906-0001-0010-000	9,557	\$ 34,440.38	\$ 3,255.11	\$ 178.01	\$ 3,433.12
722120	4906-0001-0011-000	9,079	\$ 32,717.81	\$ 3,092.31	\$ 169.11	\$ 3,261.42
722121	4906-0001-0012-000	8,750	\$ 31,532.20	\$ 2,980.25	\$ 162.98	\$ 3,143.23
722122	4906-0001-0013-000	8,611	\$ 31,031.29	\$ 2,932.91	\$ 160.39	\$ 3,093.30
722123	4906-0001-0014-000	14,123	\$ 50,894.78	\$ 4,810.29	\$ 263.06	\$ 5,073.35
722125	4906-0001-0015-000	11,887	\$ 42,836.95	\$ 4,048.71	\$ 221.41	\$ 4,270.12
722126	4906-0001-0016-000	9,209	\$ 33,186.28	\$ 3,136.59	\$ 171.53	\$ 3,308.12
722127	4906-0001-0017-000	9,145	\$ 32,955.65	\$ 3,114.79	\$ 170.33	\$ 3,285.12
722128	4906-0001-0018-000	9,016	\$ 32,490.78	\$ 3,070.85	\$ 167.93	\$ 3,238.78
722129	4906-0001-0019-000	8,797	\$ 31,701.57	\$ 2,996.26	\$ 163.85	\$ 3,160.11
722130	4906-0001-0020-000	8,750	\$ 31,532.20	\$ 2,980.25	\$ 162.98	\$ 3,143.23
722131	4906-0001-0021-000	8,750	\$ 31,532.20	\$ 2,980.25	\$ 162.98	\$ 3,143.23
722132	4906-0001-0022-000	8,638	\$ 31,128.59	\$ 2,942.10	\$ 160.89	\$ 3,102.99
722133	4906-0001-0023-000	8,638	\$ 31,128.59	\$ 2,942.10	\$ 160.89	\$ 3,102.99
722134	4906-0001-0024-000	8,938	\$ 32,209.70	\$ 3,044.28	\$ 166.48	\$ 3,210.76
722135	4906-0001-0025-000	9,165	\$ 33,027.73	\$ 3,121.60	\$ 170.71	\$ 3,292.31
722136	4906-0001-0026-000	10,109	\$ 36,429.60	\$ 3,443.13	\$ 188.29	\$ 3,631.42
722137	4906-0001-0027-000	11,392	\$ 41,053.12	\$ 3,880.12	\$ 212.19	\$ 4,092.31
722138	4906-0001-0028-000	10,856	\$ 39,121.56	\$ 3,697.55	\$ 202.20	\$ 3,899.75
722139	4906-0001-0029-000	10,370	\$ 37,370.16	\$ 3,532.02	\$ 193.15	\$ 3,725.17
722140	4906-0001-0030-000	11,842	\$ 42,674.77	\$ 4,033.39	\$ 220.57	\$ 4,253.96
722141	4906-0002-0001-000	10,117	\$ 36,458.43	\$ 3,445.85	\$ 188.44	\$ 3,634.29
722142	4906-0002-0002-000	9,287	\$ 33,467.38	\$ 3,163.15	\$ 172.98	\$ 3,336.13
722143	4906-0002-0003-000	9,494	\$ 34,213.33	\$ 3,233.66	\$ 176.84	\$ 3,410.50
722144	4906-0002-0004-000	9,297	\$ 33,503.41	\$ 3,166.56	\$ 173.17	\$ 3,339.73
722145	4906-0002-0005-000	8,750	\$ 31,532.20	\$ 2,980.25	\$ 162.98	\$ 3,143.23
722146	4906-0002-0006-000	8,750	\$ 31,532.20	\$ 2,980.25	\$ 162.98	\$ 3,143.23
722147	4906-0002-0007-000	8,955	\$ 32,270.95	\$ 3,050.07	\$ 166.80	\$ 3,216.87
722148	4906-0002-0008-000	9,302	\$ 33,521.43	\$ 3,168.26	\$ 173.26	\$ 3,341.52
722149	4906-0002-0009-000	9,155	\$ 32,991.69	\$ 3,118.19	\$ 170.52	\$ 3,288.71
722150	4906-0002-0010-000	9,203	\$ 33,164.67	\$ 3,134.54	\$ 171.42	\$ 3,305.96
722151	4906-0002-0011-000	9,416	\$ 33,932.26	\$ 3,207.09	\$ 175.38	\$ 3,382.47
722152	4906-0002-0012-000	10,061	\$ 36,256.62	\$ 3,426.78	\$ 187.40	\$ 3,614.18
722153	4906-0003-0001-000	10,919	\$ 39,348.58	\$ 3,719.01	\$ 203.38	\$ 3,922.39
722154	4906-0003-0002-000	9,536	\$ 34,364.70	\$ 3,247.96	\$ 177.62	\$ 3,425.58
722155	4906-0003-0003-000	9,332	\$ 33,629.54	\$ 3,178.48	\$ 173.82	\$ 3,352.30
722156	4906-0003-0004-000	9,156	\$ 32,995.30	\$ 3,118.53	\$ 170.54	\$ 3,289.07
722157	4906-0003-0005-000	8,554	\$ 30,825.88	\$ 2,913.49	\$ 159.33	\$ 3,072.82
722158	4906-0003-0006-000	8,760	\$ 31,568.24	\$ 2,983.66	\$ 163.16	\$ 3,146.82
722159	4906-0003-0007-000	9,201	\$ 33,157.46	\$ 3,133.86	\$ 171.38	\$ 3,305.24
722160	4906-0003-0008-000	10,805	\$ 38,937.77	\$ 3,680.18	\$ 201.25	\$ 3,881.43
722161	4906-0003-0009-000	13,769	\$ 49,619.07	\$ 4,689.72	\$ 256.46	\$ 4,946.18
722162	4906-0003-0010-000	11,862	\$ 42,746.85	\$ 4,040.20	\$ 220.94	\$ 4,261.14
722163	4906-0003-0011-000	12,906	\$ 46,509.10	\$ 4,395.78	\$ 240.39	\$ 4,636.17
722164	4906-0003-0012-000	9,158	\$ 33,002.51	\$ 3,119.21	\$ 170.58	\$ 3,289.79
722165	4906-0003-0013-000	9,386	\$ 33,824.14	\$ 3,196.87	\$ 174.82	\$ 3,371.69
722166	4906-0003-0014-000	9,038	\$ 32,570.06	\$ 3,078.34	\$ 168.34	\$ 3,246.68
722167	4906-0003-0015-000	8,991	\$ 32,400.69	\$ 3,062.33	\$ 167.47	\$ 3,229.80
722168	4906-0003-0016-000	10,300	\$ 37,117.91	\$ 3,508.18	\$ 191.85	\$ 3,700.03
722169	4906-0003-0017-000	10,579	\$ 38,123.33	\$ 3,603.21	\$ 197.04	\$ 3,800.25
722170	4906-0003-0018-000	8,781	\$ 31,643.91	\$ 2,990.81	\$ 163.56	\$ 3,154.37

Appendix A-3
League City PID No. 1 (Magnolia Creek) - Section 13
Assessment Roll Summary - 2020-21

Account Number (Short)	Account Number (Long)	Square Feet	Outstanding Assessments	Annual Assessment	Administrative Expenses	Annual Installment - 2020-21
722171	4906-0003-0019-000	8,735	\$ 31,478.14	\$ 2,975.14	\$ 162.70	\$ 3,137.84
722172	4906-0003-0020-000	9,112	\$ 32,836.73	\$ 3,103.55	\$ 169.72	\$ 3,273.27
722173	4906-0003-0021-000	9,407	\$ 33,899.82	\$ 3,204.02	\$ 175.21	\$ 3,379.23
722174	4906-0003-0022-000	9,649	\$ 34,771.91	\$ 3,286.45	\$ 179.72	\$ 3,466.17
722175	4906-0003-0023-000	9,189	\$ 33,114.22	\$ 3,129.77	\$ 171.15	\$ 3,300.92
722176	4906-0003-0024-000	12,071	\$ 43,500.03	\$ 4,111.38	\$ 224.83	\$ 4,336.21
722177	4906-0003-0025-000	10,940	\$ 39,424.26	\$ 3,726.16	\$ 203.77	\$ 3,929.93
722178	4906-0003-0026-000	9,366	\$ 33,752.07	\$ 3,190.06	\$ 174.45	\$ 3,364.51
722179	4906-0003-0027-000	9,947	\$ 35,845.80	\$ 3,387.95	\$ 185.27	\$ 3,573.22
722180	4906-0003-0028-000	10,206	Prepaid	Prepaid	Prepaid	Prepaid
722181	4906-0003-0029-000	10,842	\$ 39,071.09	\$ 3,692.79	\$ 201.94	\$ 3,894.73
722182	4906-0003-0030-000	15,713	\$ 56,624.62	\$ 5,351.85	\$ 292.67	\$ 5,644.52
722183	4906-0003-0031-000	12,390	\$ 44,649.60	\$ 4,220.03	\$ 230.78	\$ 4,450.81
722184	4906-0003-0032-000	12,339	\$ 44,465.81	\$ 4,202.66	\$ 229.83	\$ 4,432.49
722185	4906-0003-0033-000	9,656	\$ 34,797.14	\$ 3,288.83	\$ 179.85	\$ 3,468.68
722186	4906-0003-0034-000	9,954	\$ 35,871.04	\$ 3,390.33	\$ 185.40	\$ 3,575.73
722187	4906-0003-0035-000	10,704	\$ 38,573.79	\$ 3,645.78	\$ 199.37	\$ 3,845.15
722188	4906-0003-0036-000	10,811	\$ 38,959.38	\$ 3,682.23	\$ 201.37	\$ 3,883.60
722189	4906-0003-0037-000	11,001	\$ 39,644.08	\$ 3,746.94	\$ 204.90	\$ 3,951.84
722190	4906-0003-0038-000	11,548	\$ 41,615.30	\$ 3,933.25	\$ 215.09	\$ 4,148.34
Total		805,325	\$2,865,354.55	\$270,817.49	\$14,809.92	\$285,627.41