

**PARK ON CLEAR CREEK  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF LEAGUE CITY, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
2021-22**

**AS APPROVED BY CITY COUNCIL ON:  
OCTOBER 12, 2021**

**PREPARED BY:**

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

# PARK ON CLEAR CREEK PUBLIC IMPROVEMENT DISTRICT

## ANNUAL SERVICE PLAN UPDATE – 2021-22

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## ***A. INTRODUCTION AND DEFINED TERMS***

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### **I. INTRODUCTION**

The Park on Clear Creek Public Improvement District (the “PID”) was created pursuant to Chapter 372 of the Texas Local Government Code, as amended, (the “PID Act”) and a resolution of the City Council (“City Council”) of the City of League City (“City”) on August 25, 1998 to finance certain Public Improvements for the benefit of the property in the PID.

A service and assessment plan, as amended and restated on December 9, 2004 (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 2021-22 (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 2021-22.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix C and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the

PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the 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 B, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest described in Section V 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 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 Ordinance No. 2004-41 adopted by the City Council on January 11, 2005 approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

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

**“Assessment Roll”** 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 Galveston County.

**“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, Galveston County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

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## ***B. UPDATE OF THE SERVICE PLAN***

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### **I. ANNUAL BUDGET FOR THE AUTHORIZED IMPROVEMENTS**

The original total estimated costs of the Authorized Improvements of the PID shown in the Service and Assessment Plan (including creation costs, construction interest and financing costs etc.) was equal to \$10,414,167. Pursuant to the report prepared by Null Lairson Certified Public Accountants dated as of February 14, 2007 (the “the 2007 Accountant’s Report”) and attached herein as Appendix A, the Actual Costs of the Public Improvements was \$3,546,305. An additional \$73,589 was added to the Actual Costs pursuant to the report prepared by McCall Gibson Swedlund Barfoot PLLC dated as of July 31, 2013 (the “2013 Accountants Report”) and attached herein as part of Appendix A, resulting in a total of \$3,619,894 ( $\$3,546,305 + \$73,589 = \$3,619,894$ ) in Actual Costs of the Authorized Improvements.

There have been no updated reported by the Developers to be included in this Annual Service Plan Update.

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, which are used to finance the Authorized Improvements funded by the Assessments, is shown in Table B-1 below.

**Table B-1**  
**Annual Projected Costs and Annual Projected Indebtedness**

<b>Year</b>	<b>Annual Projected Costs</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>	<b>Projected Annual Installments</b>
2018	\$0	\$0	\$0	\$389,349
2019	\$0	\$0	\$0	\$387,374
2020	\$0	\$0	\$0	\$278,098
2021	\$0	\$0	\$0	\$38,578
2022	\$0	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,093,399</b>



## II. DEBT SERVICE AND COLLECTION COSTS

### 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 twenty-five annual installments of principal and interest beginning with the tax year following the earlier of: (i) the date a Parcel has been improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or such other indication of substantial completion as may be established by the PID, or (ii) the third anniversary of the date such Assessment was levied.

Pursuant to the Service and Assessment Plan, each Assessment on Assessed Property within the PID shall bear interest at the rate of 7.00 percent. Accordingly, the interest rate of 7.00 percent is used to calculate the interests on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2021 and will be delinquent on February 1, 2022.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2021-22 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount of the Assessments on a Parcel to the total amount of Assessments in the PID 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 and by any other funds available to the PID.

### Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the remaining obligations to the Developers from the collection of the Annual Installments of the Assessments levied against the Assessed Property within the PID. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

### Annual Installments to be Collected for 2021-22

The budget for the PID will be paid from the collection of Annual Installments collected for 2021-22 as shown by Table B-2 on the following page.

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**Table B-2**  
**Budget for the Annual Installments**  
**to be Collected for 2021-22**

Descriptions	Amounts
Interest payment due on outstanding Assessments	\$2,278.72
Assessments (principal) due	\$32,553.12
<i>Subtotal: Debt service payments due</i>	<i>\$34,831.84</i>
Administrative Expenses	\$3,746.02
<b>Annual Installments Due</b>	<b>\$38,577.86</b>

As shown in Table B-2 above, the total Annual Installment to be collected for 2021-22 is equal to \$38,578 for payments that will be due in 2021-22. The total debt service payments on the remaining obligation of the PID and the Administrative Expenses to be collected for 2021-22 are shown as \$34,832 and \$3,746, respectively.

According to the original Service and Assessment Plan, 171 residential units were estimated to be built within the PID and the Annual Installments to be collected from each Parcels will be \$0.25 per square feet. Accordingly, the total Annual Installments to be collected from the Parcels within the PID (excluding the eighteen Parcels with prepaid Assessments) calculated as a lower of an amount calculated by multiplying each Parcel’s square feet by \$0.25 or the remaining Assessment balance and interest due from the Parcel is equal to \$38,578 as shown in the Assessment Roll summary included herein as Appendix B. The interest portion of the Annual Installments to be collected is calculated by multiplying the current outstanding Assessments for each Parcel by the interest rate of 7.00 percent; the Administrative Expenses to be collected from each Parcels are calculated by allocating the total Administrative Expense amount of \$3,746.02 to each Parcel based on the square feet. The principal amounts due are calculated by subtracting the interest and Administrative Expense amounts due from each Parcel from the Annual Installment to be collected from each Parcel.

The list of Parcels within the PID, applicable square feet of each Parcel, the outstanding Assessments on each Parcel, and the Annual Installment to be collected for 2021-22 are shown in the Assessment Roll summary attached hereto as Appendix B.

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

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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.

The outstanding Assessment balance was recalculated as part of the 2018-19 annual Service and Assessment Plan update based on the 2013 Accountant's Report (subsequently updated by McCall Gibson Swedlund Barfoot PLLC to include additional calculations and updates). The outstanding Assessment amounts may be updated and/or revised in the future if such calculations are revised and such revisions are approved by City Council.

### **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.

#### ***REQUIRED ADJUSTMENT TO ASSESSMENTS***

As described in Section B herein, the original total estimated cost of the Authorized Improvements included in the Service and Assessment Plan was \$10,414,167. Pursuant to the Service and Assessment Plan, the total initial Assessment on all Parcels within the PID was \$4,683,499.36 and such total Assessment amount was allocated to each Parcel at the rate of \$2.78 per square feet , as summarized in Appendix C to this Annual Service Plan Update. The Actual Cost of the Authorized Improvements, which represents the level of special benefit provided by the Authorized Improvements to the Parcels with in the PID, is equal to \$3,619,894.00 as confirmed in the Accountant's Report. As a result, the total Assessment amount initially allocated to each Parcel must be reduced by \$1,063,605.36 ( $\$4,683,499.36 - \$3,619,894.00 = \$1,063,605.36$ ) to match the Actual Cost of the Authorized Improvements representing the special benefit conferred by the Authorized Improvements to the Assessed Property.

The list of Parcels within the PID, the initial Assessments allocated to each Parcel pursuant to the Assessment Ordinance and the Service and Assessment Plan, and the required reduction to match

the Actual Cost of the Authorized Improvements representing the special benefit conferred by the Authorized Improvements to the Assessed Property, the adjusted initial Assessment allocated to each Parcel, the Assessments paid through 2019 are shown in Appendix B and Appendix C of the 2018-19 Annual Service Plan Update.

## **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 shall be paid with interest of 7.00 percent. The Annual Installments shall be reduced to equal the actual costs of repaying the remaining obligations to the Developers 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.

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

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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 is shown in Appendix B. Each Parcel in 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 June 15, 2021 are shown in Table D-1 below.

**Table D-1**  
**List of Prepaid Parcels**

<b>Parcel ID</b>
407556
407567
407579
407596
407603
407609
407610
407616
407617
407618
407624
407634
407649
407653
407674
407681
407699
407703

**APPENDIX A**  
**ACTUAL COSTS OF AUTHORIZED IMPROVEMENTS**



2/14/07 3546,305  
814,654 int

### Accountants' Report

Board of Directors  
Park on Clear Creek Public  
Improvement District  
League City, Texas

We have performed the procedures enumerated below, which were agreed to you, solely to assist you and the Park on Clear Creek Public Improvement District (the District), in determining amounts to be paid by the Park on Clear Creek Development Authority (the Authority) to Park on Clear Creek Development Company, Ltd., (the developer) from the proceeds of future assessments or other resources. This engagement to apply agreed upon procedures was performed in accordance with standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described below for the purpose for which this report has been requested or for any other purpose. Our procedures were as follows:

1. We obtained copies of invoices and copies of cancelled checks supporting project costs incurred by the developer.
2. We reviewed the invoices to ensure costs submitted were related to the Authority projects. The invoices were also reviewed to ensure charges were not duplicated and the periods of service did not overlap.
3. We compared the total costs submitted to the project budget to ensure aggregate costs did not exceed the budget as documented in the various agreements establishing the Authority and the District.
4. We reviewed documentation supporting the allocation of certain costs between Authority projects and other projects.
5. Interest was computed from the date of invoice payment through January 31, 2007 at prevailing prime plus one percent as described in the Public Improvement Development Agreement between the Park on Clear Creek Development Company and the Authority.

11 Greenway Plaza, Suite 1515 • Houston, TX 77046 • (713) 621-1515 • Fax: (713) 621-1570  
One Sugar Creek Blvd., Suite 920 • Sugar Land, TX 77478 • (281) 242-8600 • Fax: (281) 242-7333

MEMBERS: AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS, TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS,  
CPA ASSOCIATES INTERNATIONAL, INC. WITH ASSOCIATED OFFICES IN PRINCIPAL U.S. AND INTERNATIONAL CITIES



The results of our procedures are described in the attached Schedule A-1.

We were not engaged to, and did not, perform an audit, the objective of which would be the expression of an opinion on the amounts to be paid to the developer. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report is intended solely for the use of the specified users and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes.

We appreciate the opportunity to be of service to the Zone and the courtesy and cooperation extended to us by the developer and the Zone's consultants during the course of our engagement. Please feel free to contact us regarding any of the items referred to above or any other matters of concern.

*Null-Jainson, A.C.*

Houston, Texas  
February 14, 2007

**SCHEDULE A-1**  
**PARK ON CLEAR CREEK PUBLIC IMPROVEMENT DISTRICT**  
**CITY OF LEAGUE CITY, TEXAS**  
**RECAPITULATION OF AMOUNTS TO BE PAID TO**  
**PARK ON CLEAR CREEK DEVELOPMENT COMPANY, LTD.**  
**As of January 31, 2007**

<u>Description</u>	<u>Amount</u>	<u>Interest</u>
<b>Addicks Services</b>		
Earthwork	\$ 894,076	\$ 227,047
<b>Clearwater Utilities</b>		
Utilities construction	990,140	214,588
<b>Fenecrete America</b>		
Construction of brick fence	126,175	21,668
<b>Patak Construction</b>		
Construction of entry features	95,059	15,177
<b>L &amp; W LaFour</b>		
Landscaping for park nature trail	118,750	18,842
<b>Lynns Landscaping</b>		
Landscaping for entry and nature trail	426,696	66,092
Tree maintenance	10,261	1,948
	<u>436,957</u>	<u>68,040</u>
<b>TK Trees</b>		
Services for entry	12,350	2,523
<b>Geosurv</b>		
Engineering services for entry and nature trail	5,145	952
<b>Neel Morton Architect</b>		
Architect services for entry and nature trail	38,346	7,421

**SCHEDULE A-1 - Continued**  
**PARK ON CLEAR CREEK PUBLIC IMPROVEMENT DISTRICT**  
**CITY OF LEAGUE CITY, TEXAS**  
**RECAPITULATION OF AMOUNTS TO BE PAID TO**  
**PARK ON CLEAR CREEK DEVELOPMENT COMPANY, LTD.**  
**As of January 31, 2007**

<u>Description</u>	<u>Amount</u>	<u>Interest</u>
<b>R.G. Miller</b>		
Engineering services for earthwork and utilities	\$ 261,241	\$ 72,711
<b>Dodson and Associates</b>		
Engineering services	9,225	5,519
<b>Murillo Company</b>		
Engineering services	4,149	2,667
<b>Wet Tech</b>		
Environmental services	151,747	37,250
<b>Clark Condon</b>		
Consulting services	15,259	7,780
<b>Environmental Design</b>		
Consulting services	87,662	27,727
<b>Chief Environmental</b>		
Utility inspection services	9,431	1,862
<b>Gulf Coast Trees</b>	10,000	4,085
<b>Corrigan Consulting</b>		
Consulting services	1,200	725

**SCHEDULE A-1 - Continued**  
**PARK ON CLEAR CREEK PUBLIC IMPROVEMENT DISTRICT**  
**CITY OF LEAGUE CITY, TEXAS**  
**RECAPITULATION OF AMOUNTS TO BE PAID TO**  
**PARK ON CLEAR CREEK DEVELOPMENT COMPANY, LTD.**  
**As of January 31, 2007**

<u>Description</u>	<u>Amount</u>	<u>Interest</u>
<b>Arch Moore Consulting</b>		
Consulting services	\$ 3,380	\$ 2,054
<b>Assessments of the Southwest</b>		
Assessment services	2,925	160
<b>Hawes Hill Calderon</b>		
Consulting services	29,561	14,326
<b>Null-Lairson, P.C.</b>		
Audit services	2,500	615
<b>Land costs - Park Land</b>	240,000	60,289
<b>Galveston Daily News</b>		
Legal notices	227	105
<b>National Flood Insurance</b>	<u>800</u>	<u>521</u>
<b>Subtotal</b>	<u>\$ 3,546,305</u>	<u>\$ 814,654</u>
<b>Total reimbursable to developer</b>		<u>\$ 4,360,959</u>

# **McCALL GIBSON SWEDLUND BARFOOT PLLC**

*Certified Public Accountants*

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July 31, 2013

Public Improvement District No. 5  
Park on Clear Creek Development Authority  
City of League City, Texas

Independent Accountant's Report  
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the City of League City, Texas (the "City") for the Public Improvement District No. 5, Park on Clear Creek Development Authority (the "PID"), solely to assist you with respect to the reimbursable costs and interest calculation to be paid by the PID to Park on Clear Creek Development Company, Ltd. ("Developer") as of July 31, 2013. The below listed procedures were performed solely to assist you in determining the amount to be reimbursed to the Developer as documented in the Public Improvement Development Agreement.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the PID. Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. The procedures performed are summarized as follows:

- A. We reviewed the Public Improvement Development Agreement between the Park on Clear Creek Development Authority, City of League City, Texas and the Developers for particular items that might affect the reimbursement. The agreements reviewed are referenced in our report.
- B. We reviewed and verified accuracy of Independent Accountants' Report dated February 14, 2007. We did not see individual invoices, but reviewed descriptions of the detail provided. The interest calculation and payments provided by the City were reconciled with the reimbursement to the Developer, with no exceptions noted. Additional expenditures were also reviewed by the Independent Accountant and approved by the PID, which were incorporated into the totals we reviewed.

We also reviewed and verified the accuracy of the Independent Accountants' Report Interest Update Calculation draft dated March 31, 2013, including payments to the Developer that have been made in accordance with the Development Agreement. The City's payment listing reconciled to the interest calculation spreadsheet.

- C. We updated the calculation of interest and the reimbursable amount in accordance with the Development Agreement through July 31, 2013 at prime plus one per cent, as provided in the agreement.
- D. We prepared a report for the benefit of the City including findings as a result of applying the above procedures.
- E. We attended meetings to present the report, and answered questions relating to the report.

The attached Schedule A, titled "Park on Clear Creek Development Company, Ltd. Schedule of Costs", sets forth their reimbursable costs to be paid as of July 31, 2013. This reimbursement is in accordance with the terms and conditions of the Public Improvement Development Agreement by and between the Park on Clear Creek Public Improvement District, City of League City, Texas, and HouReal Corporation on January 26, 1999, which was assigned to Park on Clear Creek Development Company, Ltd. on July 30, 2003.

The City provided schedules prepared by an Independent Accountant regarding the reimbursement for the PID updated through March 31, 2013. We reviewed the cost descriptions, corrected the prime interest rate when necessary, and updated the interest calculation for costs to be reimbursed to the Developer at prime plus one per cent in accordance with the agreement. The remaining amount due to the Developer from the PID as of July 31, 2013 is \$2,181,959.87, which includes interest calculated through July 31, 2013 at \$743,579.81.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned costs. Accordingly, we do not express an opinion on the costs to be reimbursed as of July 31, 2013. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the City and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of the PID except to comply with filing requirements as required by the respective agreements. We appreciate this opportunity to be of service to you.

*McCall Gibson Swedlund Barfoot PLLC*

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants

**Park on Clear Creek Development Company, Ltd. Schedule of Costs**

	Cost
2/14/2007 Master PID items	\$ 3,546,305.00
10/31/2012 Master PID items	73,589.00
<b>Total</b>	<u><u>\$ 3,619,894.00</u></u>

**Total Approved Expenditures** \$ 3,619,894.00

Date	Reimbursed by PID 5		Applied Principal	Applied Interest
4/6/2007	Payment to Developer	(247,475.15)	(153,251.76)	(94,223.39)
10/12/2007	Payment to Developer	(103,440.00)	(77,481.32)	(25,958.68)
3/28/2008	Payment to Developer	(372,981.68)	(288,458.67)	(84,523.01)
10/10/2008	Payment to Developer	(72,282.56)	(57,360.88)	(14,921.68)
4/3/2009	Payment to Developer	(384,952.78)	(299,781.88)	(85,170.90)
10/9/2009	Payment to Developer	(55,520.69)	(42,382.21)	(13,138.48)
3/22/2010	Payment to Developer	(388,605.46)	(292,921.08)	(95,684.38)
10/22/2010	Payment to Developer	(31,764.13)	(23,639.33)	(8,124.80)
03/21/11	Payment to Developer	(426,775.09)	(314,169.21)	(112,605.88)
10/28/11	Payment to Developer	(26,327.41)	(19,002.38)	(7,325.03)
3/16/2012	Payment to Developer	(444,610.38)	(316,990.90)	(127,619.48)
10/5/2012	Payment to Developer	(19,481.01)	(13,632.23)	(5,848.78)
3/22/2013	Payment to Developer	(410,121.39)	(282,442.09)	(127,679.30)
	<b>Total Payments to Developer</b>	<u>(2,984,337.73)</u>	<u>(2,181,513.94)</u>	<u>(802,823.79)</u>

**Remaining Balance due to Developer** \$ 1,438,380.06

Plus accrued interest to 7/31/13\* \$ 743,579.81

**TOTAL DUE TO DEVELOPER** \$ 2,181,959.87

\*Assumes no change in prime rate

If not paid on 7/31/13, a per diem of \$241.64 should be added.

**APPENDIX B**  
**ASSESSMENT ROLL SUMMARY – 2021-22**



**Appendix B**  
**League City PID 5 (Park on Clear Creek)**  
**Assessment Roll Summary - 2021-22**

Parcel ID (Long)	Parcel ID (Short)	Outstanding Square Feet	Outstanding Assessment	2021 Principal Payment	2021 Interest	2021 Administrative Expenses	2021 Annual Installment
05560200010001000	407541	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010002000	407542	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010003000	407543	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010004000	407544	8576	\$1,803.44	\$1,803.44	\$126.24	\$207.53	\$2,137.21
05560200010005000	407545	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010006000	407546	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010007000	407547	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010008000	407548	8576	\$1,803.44	\$1,803.44	\$126.24	\$207.53	\$2,137.21
05560200010009000	407549	8320	\$1,749.60	\$1,749.60	\$122.47	\$201.33	\$2,073.41
05560200010010000	407550	8319	\$1,749.39	\$1,749.39	\$122.46	\$201.31	\$2,073.16
05560200010011000	407551	7636	\$1,605.76	\$1,605.76	\$112.40	\$184.78	\$1,902.95
05560200010012000	407552	13352	\$2,807.78	\$2,807.78	\$196.54	\$323.10	\$3,327.42
05560200010013000	407553	11337	\$2,384.04	\$2,384.04	\$166.88	\$274.34	\$2,825.27
05560200010014000	407554	11724	\$2,465.43	\$2,465.43	\$172.58	\$283.71	\$2,921.71
05560200010015000	407555	8675	\$1,824.25	\$1,824.25	\$127.70	\$209.92	\$2,161.88
05560200010016000	407556	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010017000	407557	14409	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010018000	407558	11406	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010019000	407559	11406	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010020000	407560	9577	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010021000	407561	9600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010022000	407562	9600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010023000	407563	9605	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010024000	407564	10088	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010025000	407565	7971	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010026000	407566	9479	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010027000	407567	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010028000	407568	12248	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010029000	407569	8238	\$1,732.36	\$1,732.36	\$121.27	\$199.35	\$2,052.97
05560200010030000	407570	10174	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010031000	407571	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010032000	407572	8880	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010033000	407573	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010034000	407574	9248	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010035000	407575	9472	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010036000	407576	9472	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010037000	407577	9472	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010038000	407578	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010039000	407579	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010040000	407580	12994	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010041000	407581	9159	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010042000	407582	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010043000	407583	9226	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010044000	407584	8722	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010045000	407585	8880	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010046000	407586	8880	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010047000	407587	8880	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010048000	407588	8880	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010049000	407589	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010050000	407590	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010051000	407591	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010052000	407592	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010053000	407593	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010054000	407594	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010055000	407595	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010056000	407596	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010057000	407597	10800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010058000	407598	10800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010059000	407599	11077	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010060000	407600	9430	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010061000	407601	23663	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010062000	407602	15526	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010063000	407603	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010064000	407604	10820	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010065000	407605	10800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010066000	407606	11357	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010067000	407607	10356	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010068000	407608	10419	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010069000	407609	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010070000	407610	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid

**Appendix B**  
**League City PID 5 (Park on Clear Creek)**  
**Assessment Roll Summary - 2021-22**

Parcel ID (Long)	Parcel ID (Short)	Outstanding Square Feet	Outstanding Assessment	2021 Principal Payment	2021 Interest	2021 Administrative Expenses	2021 Annual Installment
05560200010071000	407611	10368	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010072000	407612	10367	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010073000	407613	10367	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010074000	407614	10367	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010075000	407615	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010076000	407616	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010077000	407617	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010078000	407618	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010079000	407619	10732	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010080000	407620	10719	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010081000	407621	9545	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010082000	407622	9545	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010083000	407623	9545	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010084000	407624	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010085000	407625	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010086000	407626	9165	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010087000	407627	9268	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010088000	407628	9600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010089000	407629	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010090000	407630	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010091000	407631	8939	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010092000	407632	9037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010093000	407633	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010094000	407634	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010095000	407635	9466	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010096000	407636	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010097000	407637	8948	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010098000	407638	12394	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010099000	407639	10571	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010100000	407640	14548	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010101000	407641	8734	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010102000	407642	8948	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010103000	407643	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010104000	407644	9466	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010105000	407645	9466	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010106000	407646	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010107000	407647	9000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010108000	407648	8046	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010109000	407649	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010110000	407650	10193	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010111000	407651	9787	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010112000	407652	9647	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010113000	407653	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010114000	407654	9600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010115000	407655	10129	\$2,130.01	\$2,130.01	\$149.10	\$245.11	\$2,524.23
05560200010116000	407656	8296	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010117000	407657	7282	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010118000	407658	9779	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010119000	407659	10743	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010120000	407660	11876	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010121000	407661	10443	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010122000	407662	7774	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010123000	407663	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010124000	407664	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010125000	407665	7774	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010126000	407666	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010127000	407667	11771	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010128000	407668	11990	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010129000	407669	10302	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010130000	407670	8266	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010131000	407671	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010132000	407672	8266	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010133000	407673	7665	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010134000	407674	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010135000	407675	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010136000	407676	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010137000	407677	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010138000	407678	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010139000	407679	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010140000	407680	10660	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Appendix B**  
**League City PID 5 (Park on Clear Creek)**  
**Assessment Roll Summary - 2021-22**

Parcel ID (Long)	Parcel ID (Short)	Outstanding Square Feet	Outstanding Assessment	2021 Principal Payment	2021 Interest	2021 Administrative Expenses	2021 Annual Installment
05560200010141000	407681	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010142000	407682	8349	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010143000	407683	8297	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010144000	407684	8297	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010145000	407685	8040	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010146000	407686	7800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010147000	407687	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010148000	407688	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010149000	407689	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010150000	407690	7800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010151000	407691	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010152000	407692	7800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010153000	407693	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010154000	407694	8040	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010155000	407695	7800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010156000	407696	7731	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010157000	407697	7212	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010158000	407698	10428	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010159000	407699	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200010160000	407700	8389	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010161000	407701	8389	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010162000	407702	8389	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200010163000	407703	0	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
05560200020001000	407704	10878	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020002000	407705	10800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020003000	407706	10800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020004000	407707	10800	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020005000	407708	12381	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020006000	407709	14035	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020007000	407710	13200	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05560200020008000	407711	13233	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>1239731</b>	<b>\$32,553.12</b>	<b>\$32,553.12</b>	<b>\$2,278.72</b>	<b>\$3,746.02</b>	<b>\$38,577.86</b>

**APPENDIX C**  
**PID ASSESSMENT NOTICE**

Appendix C

Form of Homebuyer Disclosure

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
CITY OF LEAGUE CITY, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of League City, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within League City Public Improvement District No. 5 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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.

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