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**CITY OF NORTH AUGUSTA, SOUTH CAROLINA**

**A RESOLUTION**

**APPROVING THE ANNUAL ASSESSMENT REPORT AND AMENDMENT OF THE  
ASSESSMENT ROLL FOR THE BALLPARK VILLAGE MUNICIPAL IMPROVEMENT  
DISTRICT AND CONFIRMING THE COLLECTION OF ANNUAL ASSESSMENTS THEREIN  
FOR THE 2023-2024 ASSESSMENT YEAR**

**ADOPTED BY**

**THE CITY COUNCIL  
OF  
THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA**

**JANUARY 22, 2024**

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## RESOLUTION 2024-04

### APPROVING THE ANNUAL ASSESSMENT REPORT AND AMENDMENT OF THE ASSESSMENT ROLL FOR THE BALLPARK VILLAGE MUNICIPAL IMPROVEMENT DISTRICT AND CONFIRMING THE COLLECTION OF ANNUAL ASSESSMENTS THEREIN FOR THE 2023-2024 ASSESSMENT YEAR

The City Council (the “*City Council*”) of the City of North Augusta, South Carolina (the “*City*”), hereby finds and determines:

**WHEREAS**, The Ballpark Village Municipal Improvement District (the “*Improvement District*”), located in the City of North Augusta was created by the City Council pursuant to the Municipal Improvement Act, Title 5, Chapter 37, Code of Laws of South Carolina 1976, as amended (the “*Act*”), through an ordinance enacted on February 6, 2017, wherein the Improvement District was created and special assessments (the “*Assessment*” or “*Assessments*”) were authorized to be imposed and collected (the “*Assessment Ordinance*”); and

**WHEREAS**, certain capitalized terms undefined herein have such meanings as set forth in the Rate and Method of Apportionment of Assessment, Appendix A of the Assessment Roll (the “*Rate and Method*”), which was approved by the Assessment Ordinance; and

**WHEREAS**, the Assessments have been imposed on the Assessed Property within the Improvement District pursuant to the Act and the Assessment Ordinance. The Assessment, including the Annual Parcel Assessment, the Annual Parcel Credit and the Annual Payment for each Parcel, is recorded on the Assessment Roll, attached hereto as Appendix B-1 and Appendix B-2 of the Annual Assessment Report and Amendment of the Assessment Roll for 2023-2024 Assessment Year (the “*Annual Assessment Report*”) attached hereto as *Exhibit A*, which is being updated in accordance with the Rate and Method, as detailed below, through City Council’s approval of the Annual Assessment Report; and

**WHEREAS**, pursuant to a Resolution of the Board of Directors (the “*Board*”) of the North Augusta Public Facilities Corporation (the “*Corporation*”) adopted by the Board on February 20 2017, the Corporation issued its \$69,450,000 Installment Purchase Revenue Bonds, Taxable Series 2017B, dated May 16, 2017 (the “*Series 2017B Bonds*”), in order to obtain a portion of the funds necessary to defray the cost of the Public Improvements. Simultaneously with the issuance of the Series 2017B Bonds, the City issued its \$43,412,000 Tax Increment Revenue Obligation, Series 2017A to the Corporation (the “*2017 TIF Obligation*”). By Ordinance enacted on February 6, 2017, the City Council approved the issuance of the Series 2017B Bonds and the 2017 TIF Obligation. Debt service requirements of the Series 2017B Bond will be paid from Available Sources (as that term is defined in the Official Statement dated May 2, 2017 (the “*Official Statement*”) relating to the Series 2017 Bonds), which include TIF Revenues (as defined in the Official Statement) and Assessments. Payments to the Corporation by the City pursuant to the 2017 TIF Obligation shall constitute a dollar for dollar credit against the City’s obligation to make Base Payments (as defined in the Official Statement); and

**WHEREAS**, in order to facilitate the collection of the Assessments, the City shall update Appendix B-1 and B-2 of the Assessment Roll each Assessment Year to reflect (i) the current Parcels in the Improvement District, (ii) the Assessment for each Parcel, including any adjustments to the Assessment as provided for in Section C of the Rate and Method; (iii) the Annual Assessment; (iv) the Annual Parcel Assessment for each Parcel, (v) the Annual Payment to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment as provided for in the Annual Assessment Report, and (vii) termination of the Assessment as provided for in the Annual Assessment Report; and

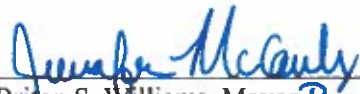
**WHEREAS**, the City Council has received the Annual Assessment Report, prepared by MuniCap, Inc., the Administrator of the Improvement District, in accordance with the Rate and Method.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and City Council for the City of North Augusta, in meeting duly assembled and by the authority thereof that:

- I. The Annual Assessment Report is hereby approved.
- II. The Rate and Method provides for the annual collection of the Annual Payment. As shown by the Annual Assessment Report, the sum of the Annual Payment for all Parcels in the Improvement District for the 2023-2024 Assessment Year is \$737,361.05. The billing of the Assessments to be collected from each Parcel as indicated in the Annual Assessment Report for the 2023-2024 Assessment Year is hereby confirmed.
- III. This resolution shall become effective as of the date hereof.

**DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 22nd DAY OF JANUARY, 2024.**

**CITY OF NORTH AUGUSTA,  
SOUTH CAROLINA**

  
\_\_\_\_\_  
Briton S. Williams, Mayor Pro Tem  
Jennifer F. McCauley

ATTEST:

  
\_\_\_\_\_  
Jamie Paul, City Clerk

**STATE OF SOUTH CAROLINA**

**COUNTY OF AIKEN**

I, the undersigned, Clerk to City Council of the City of North Augusta, South Carolina (“City Council”), **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a resolution (the “**Resolution**”) adopted by the City Council of the City (the “**City Council**”), on January 22, 2024. At such meeting, a quorum of the City Council was present and remained present throughout the meeting.

Notice was previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the Freedom of Information Act). At least 24 hours prior to the commencement of such meeting, the agenda for such meeting, showing the time and place of the meeting and including as an item the consideration of the Resolution, was posted in the administrative offices of the City, posted on the City’s public website, and provided to news media and other persons requesting such notification.

The original of the Resolution is duly entered in the permanent records of the City, in my custody as Clerk.

The Resolution is now of full force and effect, and has not been modified, amended or repealed.

**IN WITNESS WHEREOF**, I have hereunto set my Hand and the Seal of the City, this 22nd day of January 2024.



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Jamie Paul, City Clerk  
City of North Augusta, South Carolina

**EXHIBIT A**

**BALLPARK VILLAGE MUNICIPAL IMPROVEMENT DISTRICT**

**CITY OF NORTH AUGUSTA, SOUTH CAROLINA**

**ANNUAL ASSESSMENT REPORT AND  
AMENDMENT OF THE ASSESSMENT ROLL FOR  
2023-2024 ASSESSMENT YEAR**

Prepared By:

**MUNICAP, INC.**

January 4, 2024

# **EXHIBIT A**

## **Ballpark Village Municipal Improvement District City of North Augusta, South Carolina**

### **Annual Assessment Report and Amendment of the Assessment Roll for 2023-2024 Assessment Year**

#### **INTRODUCTION**

The Ballpark Village Municipal Improvement District (the “Improvement District”), located in the City of North Augusta, South Carolina (the “City”), was created by Ordinance No. 2016-23 (the “Improvement District Ordinance”) enacted by the City Council of the City of North Augusta (the “City Council”) on February 6, 2017. The Improvement District Ordinance also authorized the imposition of the Assessment(s) on the Assessed Property within the Improvement District and approved an Assessment Roll listing the parcels in the Improvement District and the amount of the Assessment imposed upon each such parcel. As more fully explained in the Report on the Reasonable Basis of the Special Assessment, approved by the Improvement District Ordinance, the Assessments were set to equal estimated tax increment finance revenues from the parcels of real property within the Improvement District.

To defray the costs of public improvements to be provided for the Improvement District, the North Augusta Public Facilities Corporation (the “Corporation”) issued its \$69,450,000 installment purchase revenue bonds on May 16, 2017 (the “Series 2017B Bonds”), pursuant to a Resolution of the Board of Directors of the Corporation adopted on February 20, 2017. Simultaneously with the issuance of the Series 2017B Bonds, the City issued its \$43,412,000 tax increment financing obligation to the Corporation (the “2017 TIF Obligation”). The 2017 TIF Obligation constitutes a Borrowing as that term is defined in the Rate and Method of Apportionment of Assessment, Appendix A of the Assessment Roll (the “Rate and Method”). By Ordinance enacted on February 6, 2017, the City Council approved the issuance of the Series 2017B Bonds and the 2017 TIF Obligation and authorized the City to enter into the various documents and instruments necessary to effectuate the issuance by the Corporation of the Series 2017B Bonds and by the City of the 2017 TIF Obligation.

The City previously established a tax increment finance district (the “TIF District”) in accordance with Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended, which is also known as the Tax Increment Financing Law. The TIF District encompasses approximately 457 acres, including the Improvement District. Pursuant to the Tax Increment Financing Law, the private projects in the Improvement District and other private projects within the TIF District are expected to produce annual tax increment financing district revenues (“TIF Revenues”) for the City that will secure the 2017 TIF Obligation. In consideration for the Corporation issuing the Series 2017B Bonds and entering into the documents related thereto, the City issued the 2017 TIF Obligation to the Corporation, and the Corporation in turn assigned all right, title and interest in the 2017 TIF Obligation to the trustee for the Series 2017B Bonds, which assignment caused the 2017 TIF Obligation to become part of the security for the Series 2017B Bonds. In accordance with the terms and conditions set forth in the documents relating to the Series 2017B Bonds, each payment by the City of TIF Revenues pursuant to the 2017 TIF Obligation shall constitute dollar for dollar credit against the City’s obligation to make payments under the documents relating the Series 2017B Bonds.

The Assessments shall be billed on an annual basis in accordance with the Rate and Method. Pursuant to the Rate and Method, the Assessments on each Parcel within the Improvement District

# EXHIBIT A

are due and payable each year as the Annual Parcel Assessment. The sum of the Annual Parcel Assessment for all Parcels equals the Annual Assessment. The Annual Assessment for each year is shown in the updated Appendix B-2 of the Assessment Roll, attached to this report. Pursuant to the Rate and Method, the portion of the Annual Parcel Assessment to be billed and collected shall be calculated in each Assessment Year. In general, as further described below, in each Assessment Year the Annual Parcel Credit shall be subtracted from the Annual Parcel Assessment for each Parcel; the resulting amount shall equal the Annual Payment, which is to be billed and collected from the Assessed Property in the Improvement District. The Annual Parcel Assessment, the Annual Parcel Credit and the Annual Payment for each Parcel are shown in the updated Appendix B-1 of the Assessment Roll, attached to this report.

In order to facilitate the collection of the Assessment, the City shall update Appendix B-1 and B-2 of the Assessment Roll each Assessment Year to reflect (i) the current Parcels in the Improvement District, (ii) the Assessment for each Parcel, including any adjustments to the Assessment as provided for in Section C; (iii) the Annual Assessment; (iv) the Annual Parcel Assessment for each Parcel, (v) the Annual Payment to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment as provided for herein, and (vii) termination of the Assessment as provided for herein. This report has been prepared to meet these requirements for the 2023–2024 Assessment Year. Through its approval of this report, City Council is confirming the Annual Payment and the updated Assessment Roll.

Capitalized terms used but not defined herein are defined in the Rate and Method.

## **I - CURRENT PARCELS IN THE IMPROVEMENT DISTRICT**

Based on information known to the City, no additional Parcels were created in calendar year 2022.

The updated Appendix B-1, attached to this report, lists the Parcels in the Improvement District for which the Annual Payment for the 2023-2024 Assessment Year may be billed.

The City is also unaware of any real property parcels created from subdivisions in calendar year 2023. To the extent that any Parcel were created in 2023, such Parcels will be added to the Assessment Roll for the 2024-2025 Assessment Year.

## **II - ASSESSMENT ON EACH PARCEL**

The Assessment for each Parcel is shown on Appendix B-1, attached to this report. The Assessment on each Parcel shown on Appendix B-1 has been updated in accordance with the Rate and Method. In particular, the Assessment on each Parcel is reduced by the amount of the Annual Parcel Assessment for the Parcel for the prior Assessment Year.

All Annual Payments from prior years have been collected.

## **III - ANNUAL ASSESSMENT**

The Annual Assessment for each Assessment Year is shown on Appendix B-2, attached to this report.

As indicated above, the Annual Assessment is the sum of the Annual Parcel Assessment for all Parcels in the Improvement District. For the 2023-2024 Assessment Year, the Annual Assessment equals \$1,686,753.35, as shown on Appendix B-2.

# EXHIBIT A

## IV - ANNUAL PARCEL ASSESSMENT FOR EACH PARCEL

The Annual Parcel Assessment for each Parcel for the 2023-2024 Assessment Year is shown on Appendix B-1, attached to this report. The Annual Parcel Assessment for the Parcels for 2023-2024 Assessment Year which are shown on Appendix B-1 are generally consistent with the amounts specified in the original Assessment Roll, with updates for prior allocations of the Assessments resulting from prior subdivisions of the Parcels.

## V - ANNUAL PAYMENT

The Annual Payment for each Parcel for the 2023-2024 Assessment Year is shown on Appendix B-1, attached to this report.

The Annual Payment is defined in the Rate and Method as follows:

“The Annual Payment means for each Parcel, the portion of the Annual Parcel Assessment to be collected each Assessment Year calculated as provided for in Section D.”

As specified in Section D of the Rate and Method, the Annual Payment is calculated as follows:

**First Step:** The Administrator shall calculate the Annual Revenue Requirement. If the Annual Revenue Requirement is less than the Annual Assessment, the Annual Parcel Assessment on every Parcel shall be decreased on a pro-rated basis such that the Annual Assessment equals the Annual Revenue Requirement.

**Second Step:** The Administrator shall calculate the Tax Revenues for each Parcel in the Improvement District. If the sum of the Tax Revenues for all Parcels is greater than or equal to the Annual Assessment, then the Annual Payment for all Parcels shall equal zero (\$0.00).

**Third step:** If the sum of the Tax Revenues for all Parcels is less than the Annual Assessment, then the Annual Payment for each Parcel shall equal Parcel’s Annual Parcel Assessment less the Parcel’s Annual Parcel Credit.”

The remainder of this Section V describes the calculation of the Annual Payment pursuant to steps described above.

### First Step

As indicated above, the first step in the calculation of the Annual Payment is to compare the Annual Revenue Requirement to the Annual Assessment. The Annual Assessment equals \$1,686,753.35. The Annual Revenue Requirement is defined in the Rate and Method as follows:

“The Annual Revenue Requirement means for any Assessment Year, the sum of the following: (1) Debt Service Expenses and (2) Administrative Expenses; less the sum of Other Available Funds and Other Ballpark Village Revenues.”

Table A below provides a calculation of the Annual Revenue Requirement for the 2023–2024 Assessment Year. Each of these numbers is explained in the following sections.



# EXHIBIT A

**Table A**  
**Annual Revenue Requirement**

Debt Service Expenses	
Series 2017 TIF Obligation	
Interest payment on April 15, 2024	\$1,036,227.50
Interest payment on October 15, 2024	\$1,036,227.50
Principal payment on October 15, 2024	\$450,000.00
Subtotal Debt Service Expenses	\$2,522,455.00
Administrative Expenses	\$50,000.00
<b>Subtotal expenses</b>	<b>\$2,572,455.00</b>
Other Available Funds	\$0.00
Other Ballpark Village Revenues	\$0.00
<b>Subtotal of available funds</b>	<b>\$0.00</b>
<b>Annual Revenue Requirement</b>	<b>\$2,572,455.00</b>

*Debt Service Expenses*

Debt service includes the semi-annual interest payments due on the 2017 TIF Obligation on April 15, 2024 and on October 15, 2024. The interest payment on the 2017 TIF Obligation due on April 15, 2024 is \$1,036,227.50 and the interest payment on the 2017 TIF Obligation due on October 15, 2024 is \$1,036,227.50. There is a principal payment in the amount of \$450,000.00 due for the 2017 Obligation on October 15, 2024. As a result, total debt service on the 2017 TIF Obligation is \$2,522,455.00.

*Administrative Expenses*

Administrative Expenses is defined in the Rate and Method as follows:

“Administrative Expenses means the actual or budgeted costs, as applicable, directly related to the administration of the Improvement District, which may include but are not limited to the following: the costs of computing the Annual Payments; the costs of collecting the Annual Payments (whether by the City or otherwise); the costs of the Administrator in the discharge of their duties; the costs of the City of complying with arbitrage rebate requirements; the costs of the City of complying with securities disclosure requirements; and any other costs of the City in any way related to the administration and operation of the Improvement District, including, without limitation, the costs of legal counsel and other consultants and advisors, and costs related to commencing foreclosure and pursuing collection of delinquent Annual Payments, including contingencies and reserves for Administrative Expense as deemed appropriate by the City Council.”

Estimated Administrative Expenses include payments to the trustee of the Series 2017B Bonds, payments to the administrator of the Improvement District, legal fees for the Improvement District and miscellaneous expenses for the administration of the Improvement District, including

# EXHIBIT A

but not limited to expenses related to the collection of the Annual Payment and other expenses of the City. The annual charges of the trustee are estimated to be \$5,000.00. The estimated annual total of the Administrative Expenses from the administrator of the Improvement District and from attorneys which assist the City with the Improvement District is \$40,000.00. Miscellaneous Administrative Expenses are estimated to be \$5,000.00. Accordingly, total Administrative Expenses for the 2023-2024 Assessment Year are estimated to be \$50,000.00.

## *Other Available Funds*

Other Available Funds is defined in the Rate and Method as follows:

“Other Available Funds means capitalized interest, interest earnings on any trust account in connection with the Borrowings and any other funds deposited to a trust account in connection with the Borrowings that are available to meet the Annual Revenue Requirement in any given Assessment Year.”

The City has indicated that as of January 4, 2024 there are no other funds available to meet the Annual Revenue Requirement and therefore Other Available Funds equals zero (\$0.00).

## *Other Ballpark Village Revenues*

Other Ballpark Village Revenues is defined in the Rate and Method as follows:

“Other Ballpark Village Revenues means legally available funds determined on an annual basis potentially beginning in the 6th Assessment Year that result from parcels of real property or activity within the Improvement District and are designated as “Other Ballpark Village Revenues” by City Council, in its sole discretion, by resolution to meet the Annual Revenue Requirement in any given Assessment Year.”

The City has indicated that as of January 4, 2024, City Council has not designated any funds as Other Ballpark Village Revenues for the 2023-2024 Assessment Year and therefore Other Ballpark Village Revenues equals zero (\$0.00).

As shown in Table B above, the Annual Revenue Requirement equals \$2,572,455.00. This amount is greater than the Annual Assessment of \$1,686,753.35. As such, the potential resulting action of the first step (to reduce the Annual Parcel Assessment on a pro rata basis, as explained above) is not implemented.

## **Second Step**

As indicated above, the second step in the calculation of the Annual Payment is to compare the sum of the Tax Revenues for all Parcels to the Annual Assessment. The Annual Assessment equals \$1,686,753.35.

Tax Revenues is defined in the Rate and Method as follows:

“Tax Revenues means for each Parcel the actual or estimated annual real property tax revenues expected to be collected for the specific Assessment Year and available to be applied to the repayment of the Borrowings, pursuant to the Redevelopment Plan and as described in the Development

# EXHIBIT A

Agreement. The calculation of the Tax Revenues for each Parcel will exclude (1) any deductions for the base assessed value of the tax increment finance district or the base assessed value of the Parcel or the Parcel's parent parcel at the creation of the tax increment finance district and (2) other tax revenues that are not available for the Redevelopment Plan.”

The calculation of the Tax Revenues for each parcel is shown in **Appendix C**, attached to this report. As further explained on Appendix C, the calculation of the Tax Revenues utilizes the following information:

- The assessed value of the Parcels as provided by the Aiken County Tax Assessor
- A total millage rate of \$0.2794 per \$1 of assessed value.

As shown in Appendix C, the sum of the Tax Revenues for all Parcels equals \$1,503,803.59, which is less than the Annual Assessment of \$1,686,753.35. As such, the potential result of the second step (that the Annual Payment for all Parcels equals zero) is not implemented.

## Third Step

Following the determination made above for the second step, the third step in the calculation of the Annual Payment is required. The third step is to subtract the Annual Parcel Credit from the Annual Parcel Assessment for each Parcel. The Annual Parcel Credit is defined in the Rate and Method as follows:

“Annual Parcel Credit means for each Parcel in each Assessment Year the Parcel's Tax Revenues; provided, however, that the Annual Parcel Credit for a Parcel in any Assessment Year shall not exceed the Parcel's Annual Parcel Assessment.”

Appendix C provides the Annual Parcel Credit for each Parcel, as well as a calculation of the Annual Payment for the 2023–2024 Assessment Year for each Parcel. As shown on Appendix C, the Annual Parcel Credit equals the Annual Parcel Assessment for six Parcels (the Parcels identified by Aiken County as 007-14-19-001, 007-17-002-03, 007-18-05-004, 007-18-05-006, 007-18-05-007 and 007-18-05-008) (and excluding all Parcels for which the Annual Parcel Assessment equals zero), which results in an Annual Payment of zero (\$0.00) for these six Parcels. As shown on Appendix C, the sum of the Annual Payment for all Parcels in the Improvement District equals \$737,361.05, which is distributed amongst thirteen Parcels.

The Annual Payment to be billed and collected from the thirteen Parcels of Assessed Property in the Improvement District (as described above and shown on Appendix C), shall be billed on the City's annual real property tax bill and collected by the City as the property owner makes payment of the entire amount due (inclusive of the Annual Payment), as indicated on the real property tax bill.

## VI - PREPAYMENTS OF THE ASSESSMENT

As of the date of this report, there has been no prepayment of the Assessment.

## VII - TERMINATION OF THE ASSESSMENT

The Rate and Method specifies the following regarding the termination of the Assessment.

## **EXHIBIT A**

“Except for any delinquent Annual Payments and related penalties and interest, the Assessment on each Parcel may not be collected for a term exceeding the earlier of (a) the final maturity of the Borrowings and (b) the date on which such Assessment is prepaid in full as provided for herein.”

The final maturity of the 2017 TIF Obligation is October 15, 2046. As indicated above, there have been no prepayments of the Assessment. As such, there has been no termination of the Assessment on any Parcel.

### **CONCLUSION**

Appendix B-1, Appendix B-2 and Appendix C are shown on the following pages. There is no Appendix A.

EXHIBIT A

**Ballpark Village Municipal Improvement District  
City of North Augusta, South Carolina**

Appendix B-1

**ASSESSMENT PER PARCEL**

		2023-2024 Assessment Year			
Parcel	Tract	Assessment <sup>1</sup>	Annual Parcel Assessment	Annual Parcel Credit	Annual Payment
007-17-02-001	ROW	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-003	A	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-002	A1	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-004	A2	\$451,911.14	\$18,599.56	(\$18,599.56)	\$0.00
007-18-05-005	Out of A1	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-006	Out of A1	\$701,278.50	\$28,862.92	(\$28,862.92)	\$0.00
007-18-05-007	Out of A1	\$114,849.58	\$4,726.93	(\$4,726.93)	\$0.00
007-18-05-008	Out of A1	\$2,450,124.40	\$100,841.16	(\$100,841.16)	\$0.00
007-14-19-001	B	\$1,494,363.89	\$61,504.38	(\$61,504.38)	\$0.00
007-18-05-009	Out of B	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-003	B1	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-002	B2	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-005	C	\$3,436,872.75	\$141,453.32	(\$11,568.82)	\$129,884.50
007-14-19-004	C1	\$0.00	\$0.00	\$0.00	\$0.00
007-14-19-007	D	\$2,071,699.66	\$72,244.87	(\$8,003.16)	\$64,241.71
007-14-19-006	D1	\$0.00	\$0.00	\$0.00	\$0.00
007-13-42-002	E	\$0.00	\$0.00	\$0.00	\$0.00
007-13-42-001	E1	\$0.00	\$0.00	\$0.00	\$0.00
007-17-02-005	Out of F	\$9,563,928.87	\$393,628.04	(\$324,538.82)	\$69,089.21
007-18-07-001	Out of F	\$0.00	\$0.00	\$0.00	\$0.00
007-17-02-008	G	\$1,307,903.49	\$50,870.75	(\$3,954.08)	\$46,916.67
007-18-06-001	G1	\$19,937.26	\$820.57	(\$25.15)	\$795.42
007-17-02-006	Out of H	\$270,101.63	\$7,558.54	(\$4,049.09)	\$3,509.46
007-17-02-009	Out of H	\$90,033.88	\$2,519.51	(\$1,760.47)	\$759.04
007-17-02-010	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-011	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-012	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-013	Out of H	\$90,033.88	\$2,519.51	(\$1,928.14)	\$591.38
007-17-02-004	I	\$720,271.02	\$20,156.11	(\$1,662.67)	\$18,493.44
007-17-02-003	J	\$8,531,707.70	\$351,144.32	(\$351,144.32)	\$0.00
007-13-42-003	K	\$10,247,066.69	\$421,744.33	(\$20,438.24)	\$401,306.08
007-13-42-004	K1	\$0.00	\$0.00	\$0.00	\$0.00
007-18-05-001	L	\$0.00	\$0.00	\$0.00	\$0.00
007-17-02-007	L1	\$0.00	\$0.00	\$0.00	\$0.00
007-17-01-001	Riverfront strip	\$0.00	\$0.00	\$0.00	\$0.00
Land owned by SC DOT		\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$41,832,185.98</b>	<b>\$1,686,753.35</b>	<b>(\$949,392.33)</b>	<b>\$737,361.05</b>

<sup>1</sup> This updated Appendix B-1 of the Assessment Roll has been prepared in accordance with the Rate and Method of Apportionment of Assessment for the Ballpark Village Municipal Improvement District and includes subdivisions of parcels through December 31, 2022.

# EXHIBIT A

## Ballpark Village Municipal Improvement District City of North Augusta, South Carolina

### Appendix B-2

#### ANNUAL ASSESSMENTS

Assessment Year	Annual Assessment
2023 - 2024	\$1,686,753.35
2024 - 2025	\$1,686,753.35
2025 - 2026	\$1,686,753.35
2026 - 2027	\$1,939,766.35
2027 - 2028	\$1,939,766.35
2028 - 2029	\$1,939,766.35
2029 - 2030	\$1,939,766.35
2030 - 2031	\$1,939,766.35
2031 - 2032	\$2,230,731.31
2032 - 2033	\$2,230,731.31
2033 - 2034	\$2,230,731.31
2034 - 2035	\$1,171,030.08
2035 - 2036	\$1,171,030.08
2036 - 2037	\$1,346,684.59
2037 - 2038	\$1,346,684.59
2038 - 2039	\$1,346,684.59
2039 - 2040	\$1,346,684.59
2040 - 2041	\$1,346,684.59
2041 - 2042	\$1,548,687.28
2042 - 2043	\$1,548,687.28
2043 - 2044	\$1,548,687.28
2044 - 2045	\$1,548,687.28
2045 - 2046	\$1,548,687.28
2046 - 2047	\$1,780,990.37
2047 - 2048	\$1,780,990.37
<b>Total</b>	<b>\$41,832,185.98</b>

**EXHIBIT A**

**Appendix C to Annual Assessment Report for the 2023-2024 Assessment Year**

**Ballpark Village Municipal Improvement District  
City of North Augusta, South Carolina**

**CALCULATION OF TAX REVENUES AND ANNUAL PAYMENT**

Parcel	Tract	Annual Parcel Assessment	Appraised Value <sup>1</sup>	Incremental Assessed Value <sup>2</sup>	Millage <sup>3</sup>	Tax Revenues	Annual Parcel Credit	Annual Payment
007-17-02-001	ROW	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-003	A	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-002	A1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-004	A2	\$18,599.56	\$1,659,500.00	\$99,570.00	\$0.2794	\$27,823.84	\$18,599.56	\$0.00
007-18-05-005	Out of A1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-006	Out of A1	\$28,862.92	\$2,233,820.00	\$134,030.00	\$0.2794	\$37,453.34	\$28,862.92	\$0.00
007-18-05-007	Out of A1	\$4,726.93	\$823,310.00	\$49,400.00	\$0.2794	\$13,804.34	\$4,726.93	\$0.00
007-18-05-008	Out of A1	\$100,841.16	\$8,327,370.00	\$499,640.00	\$0.2794	\$139,619.40	\$100,841.16	\$0.00
007-14-19-001	B	\$61,504.38	\$8,963,510.00	\$537,810.00	\$0.2794	\$150,285.63	\$61,504.38	\$0.00
007-18-05-009	Out of B	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-003	B1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-002	B2	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-005	C	\$141,453.32	\$690,000.00	\$41,400.00	\$0.2794	\$11,568.82	\$11,568.82	\$129,884.50
007-14-19-004	C1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-14-19-007	D	\$72,244.87	\$477,250.00	\$28,640.00	\$0.2794	\$8,003.16	\$8,003.16	\$64,241.71
007-14-19-006	D1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-13-42-002	E	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-13-42-001	E1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-02-005	Out of F	\$393,628.04	\$19,356,540.00	\$1,161,390.00	\$0.2794	\$324,538.82	\$324,538.82	\$69,089.22
007-18-07-001	Out of F	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-02-008	G	\$50,870.75	\$235,750.00	\$14,150.00	\$0.2794	\$3,954.08	\$3,954.08	\$46,916.67
007-18-06-001	G1	\$820.57	\$1,500.00	\$90.00	\$0.2794	\$25.15	\$25.15	\$795.42
007-17-02-006	Out of H	\$7,558.54	\$241,500.00	\$14,490.00	\$0.2794	\$4,049.09	\$4,049.09	\$3,509.45
007-17-02-009	Out of H	\$2,519.51	\$105,000.00	\$6,300.00	\$0.2794	\$1,760.47	\$1,760.47	\$759.04
007-17-02-010	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-011	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-012	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-013	Out of H	\$2,519.51	\$115,000.00	\$6,900.00	\$0.2794	\$1,928.14	\$1,928.14	\$591.37
007-17-02-004	I	\$20,156.11	\$99,190.00	\$5,950.00	\$0.2794	\$1,662.67	\$1,662.67	\$18,493.44
007-17-02-003	J	\$351,144.32	\$44,798,250.00	\$2,687,890.00	\$0.2794	\$751,103.98	\$351,144.32	\$0.00
007-13-42-003	K	\$421,744.33	\$1,219,000.00	\$73,140.00	\$0.2794	\$20,438.24	\$20,438.24	\$401,306.09
007-13-42-004	K1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-18-05-001	L	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-02-007	L1	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
007-17-01-001	Riverfront strip	\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
Land owned by SC DOT		\$0.00	\$0.00	\$0.00	\$0.2794	\$0.00	\$0.00	\$0.00
<b>Total</b>		<b>\$1,686,753.35</b>	<b>\$89,691,490.00</b>	<b>\$5,381,490.00</b>		<b>\$1,503,803.59</b>	<b>\$949,392.33</b>	<b>\$737,361.02</b>

<sup>1</sup> As indicated on an Aiken County website on December 27, 2023 (excluding City owned parcels which are shown here to have an appraised value of zero).

<sup>2</sup> Reflects the assessed value of the parcel as indicated on an Aiken County website on December 27, 2023 (excluding City owned parcels which are shown here to have an assessed value of zero); in accordance with the Rate and Method of Apportionment of Assessment, the parcel's assessed value will equal the parcel's incremental assessed value.

<sup>3</sup> Provided by the City of North Augusta and reflective of the 2023 tax year millage for Aiken County, Aiken County School District and the City of North Augusta.